

Mascoutah 62258

ZIP code · IL · Illinois > St. Clair County > Mascoutah

BALANCED MARKET

\$290K

MEDIAN SALE PRICE

+1.8%

1-YR CHANGE

182

SALES (12 MO)

\$240K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 58 / 100

Buyer's market

Balanced

Seller's market

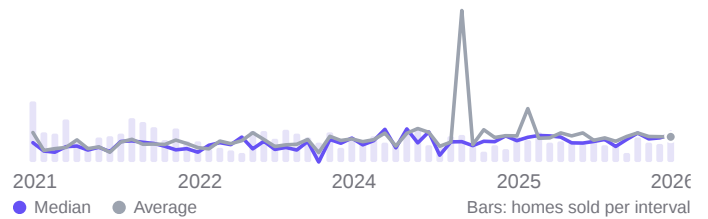
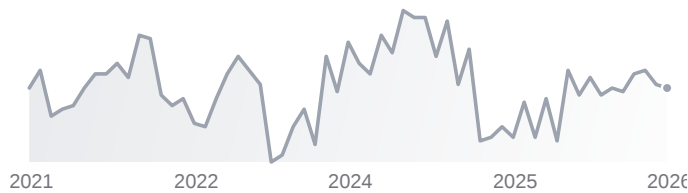
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

58 / 100

Sale prices

Median \$311K · Average \$293K

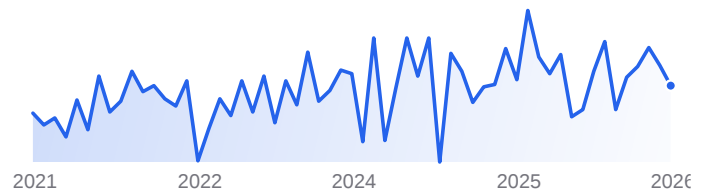
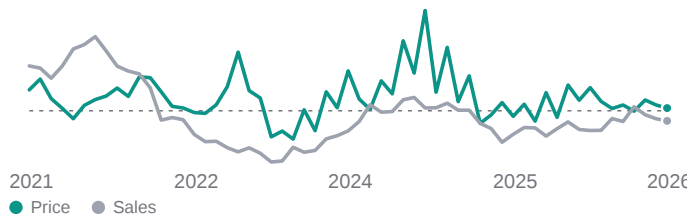


Growth (year over year)

Price +1.8% · Sales -6.7%

Price per square foot

\$178/ft²

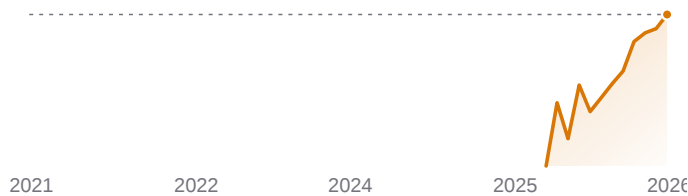


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

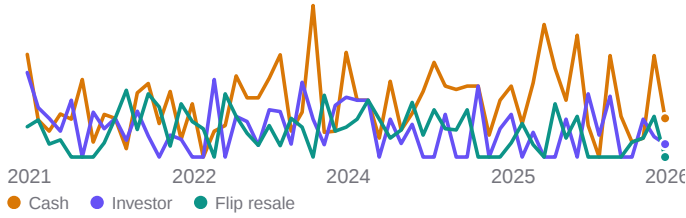
4.6%



BUYERS & OUTCOMES

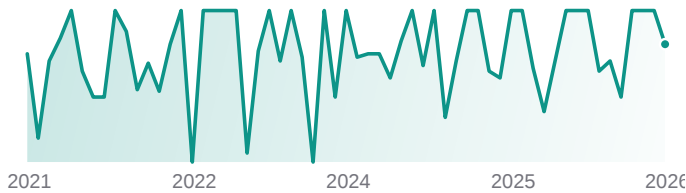
Buyer mix

Cash 14% · Investor 4.5% · Flip resale 0%



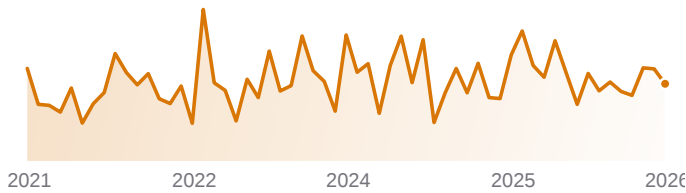
Sellers who sold at a gain

94%

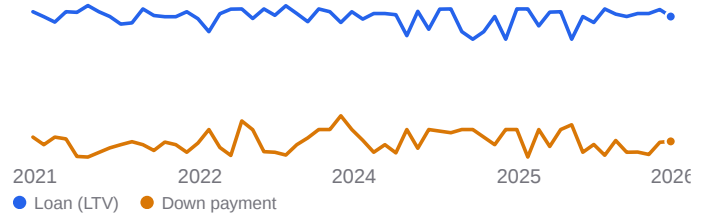


Median annualized return at resale

+5.3%

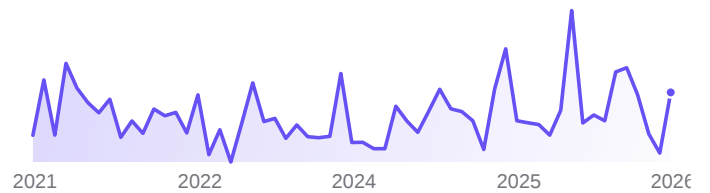


Financing (share of purchase price) Loan (LTV) 95% · Down payment 12%



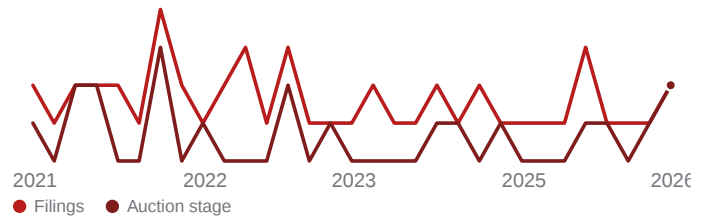
Typical hold before selling

7.8 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	3,981
Median value (AVM)	\$240K
Median size	1,319 ft²
Median bedrooms	3
Median year built	1982
Single family	90%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	42%
Underwater (LTV 125% or more)	4.7%
Owner occupied	82%
Company owned	14%
Median loan-to-value	57%
Typical ownership tenure	9.2 yrs

COMMUNITY

Population	10,389
Density	134 / mi²
Median household income	\$94K
Average household income	\$116K
Crime index (US avg 100)	60
Air pollution index (US avg 100)	91
Earthquake index (US avg 100)	171
Homes occupied	93%
Bachelor's or higher	19%
Poverty rate	7.2%
Unemployment	1.4%
Average temp	56°F
Annual precip	41 in
Sunshine	59%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.