

Millstadt 62260

ZIP code · IL · Illinois › St. Clair County › Millstadt

SELLER'S MARKET

\$317K

MEDIAN SALE PRICE

+11.8%

1-YR CHANGE

102

SALES (12 MO)

\$298K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 69 / 100

Buyer's market

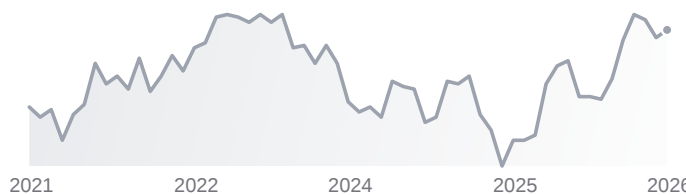
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

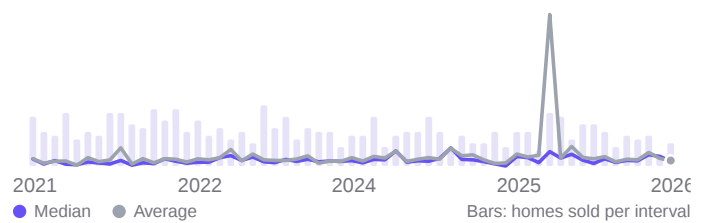
Market temperature (0–100)

69 / 100



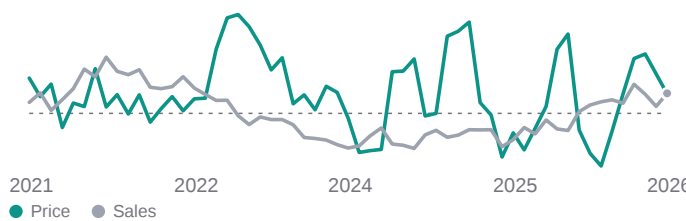
Sale prices

Median \$230K · Average \$247K



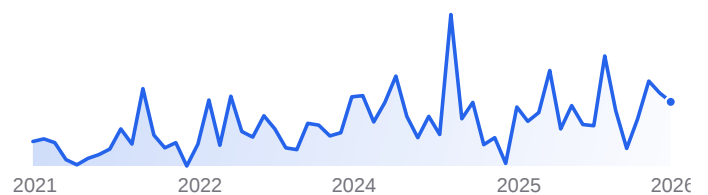
Growth (year over year)

Price +11.8% · Sales +12.1%



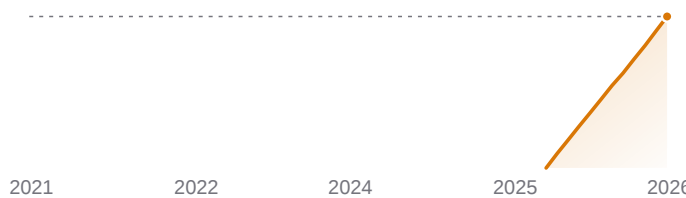
Price per square foot

\$223/ft²



Sale premium vs estimated value

+0.0%



Annual turnover (share of homes sold)

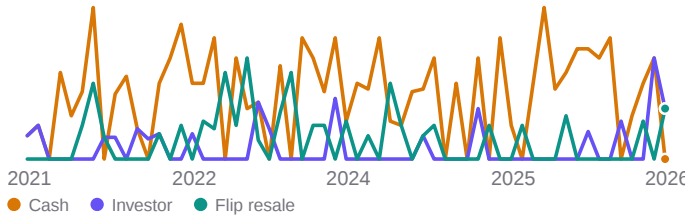
3.3%



BUYERS & OUTCOMES

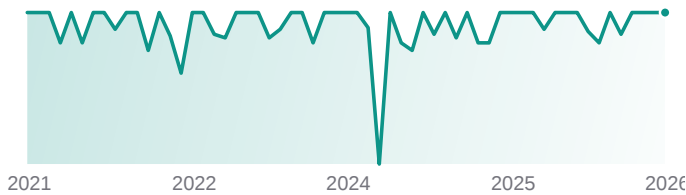
Buyer mix

Cash 0% · Investor 17% · Flip resale 17%



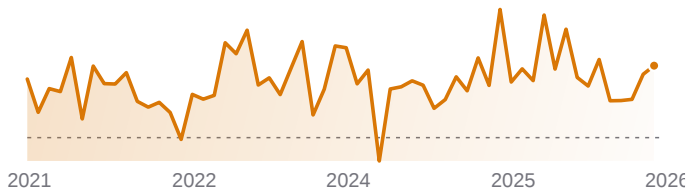
Sellers who sold at a gain

100%

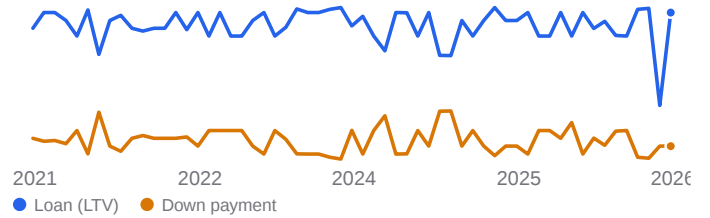


Median annualized return at resale

+6.8%

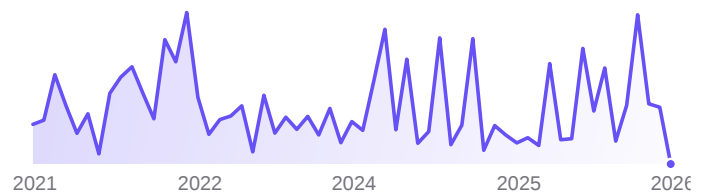


Financing (share of purchase price) Loan (LTV) 95% · Down payment 10%



Typical hold before selling

0.5 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	3,068
Median value (AVM)	\$298K
Median size	1,414 ft²
Median year built	1984
Single family	87%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	45%
Underwater (LTV 125% or more)	6.0%
Owner occupied	87%
Company owned	19%
Median loan-to-value	54%
Typical ownership tenure	11.1 yrs

COMMUNITY

Population	7,261
Density	151 / mi²
Median household income	\$99K
Average household income	\$122K
Crime index (US avg 100)	67
Air pollution index (US avg 100)	95
Earthquake index (US avg 100)	170
Homes occupied	94%
Bachelor's or higher	20%
Poverty rate	4.0%
Unemployment	1.6%
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.