

New Athens 62264

ZIP code · IL · Illinois > St. Clair County > New Athens

BALANCED MARKET

\$153K

MEDIAN SALE PRICE

52

SALES (12 MO)

\$150K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 50 / 100



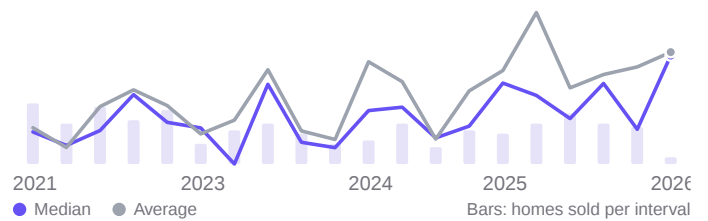
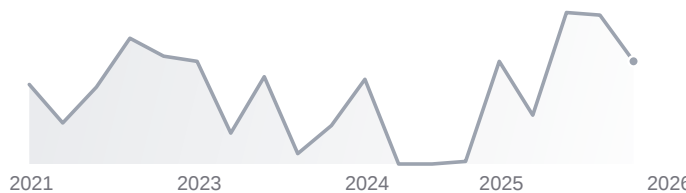
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

50 / 100

Sale prices

Median \$200K · Average \$204K

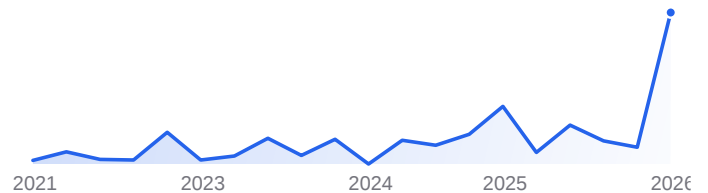
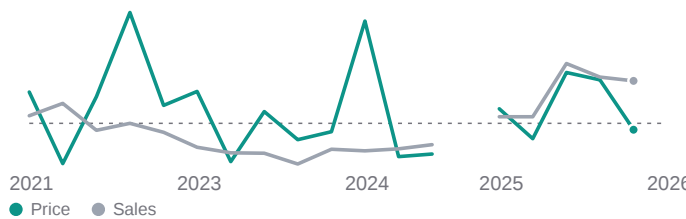


Growth (year over year)

Price -5.7% · Sales +37.8%

Price per square foot

\$287/ft²

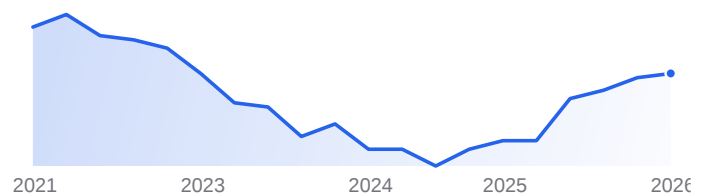


Sale premium vs estimated value

+0.1%

Annual turnover (share of homes sold)

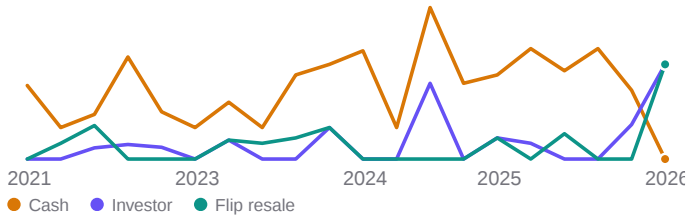
3.6%



BUYERS & OUTCOMES

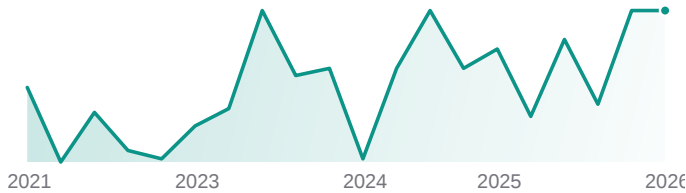
Buyer mix

Cash 0% · Investor 50% · Flip resale 50%



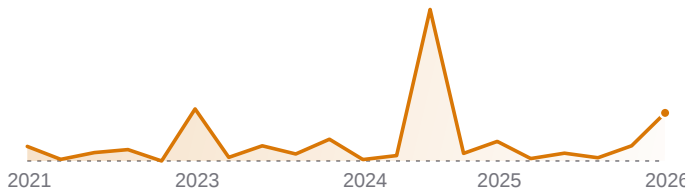
Sellers who sold at a gain

100%

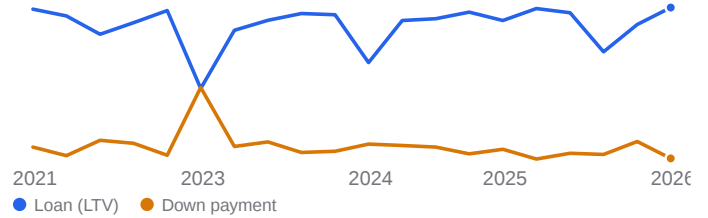


Median annualized return at resale

+19.2%

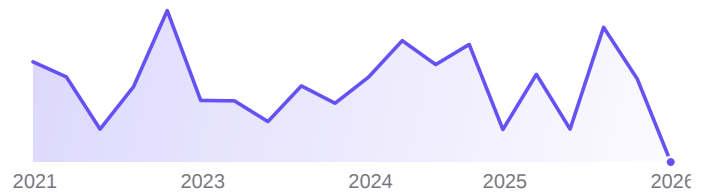


Financing (share of purchase price) Loan (LTV) 97% · Down payment 3.0%



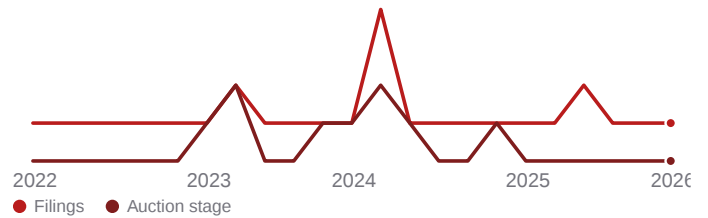
Typical hold before selling

0.7 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	1,430
Median value (AVM)	\$150K
Median size	1,188 ft²
Median bedrooms	3
Median year built	1957
Single family	84%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	44%
Underwater (LTV 125% or more)	8.0%
Owner occupied	79%
Company owned	13%
Median loan-to-value	57%
Typical ownership tenure	11.5 yrs

COMMUNITY

Population	4,007
Density	58 / mi²
Median household income	\$76K
Average household income	\$97K
Crime index (US avg 100)	100
Air pollution index (US avg 100)	88
Earthquake index (US avg 100)	176
Homes occupied	92%
Bachelor's or higher	18%
Poverty rate	5.9%
Unemployment	1.5%
Average temp	56°F
Annual precip	42 in
Sunshine	59%

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