

O Fallon 62269

ZIP code · IL · Illinois · St. Clair County

BALANCED MARKET

\$340K

MEDIAN SALE PRICE

+1.3%

1-YR CHANGE

541

SALES (12 MO)

\$337K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 59 / 100

Buyer's market

Balanced

Seller's market

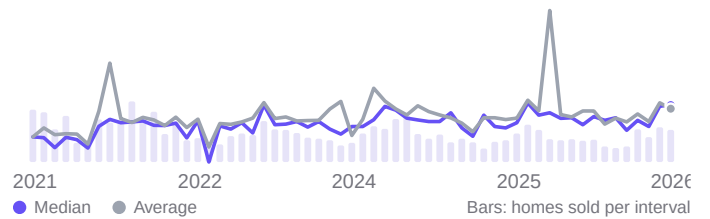
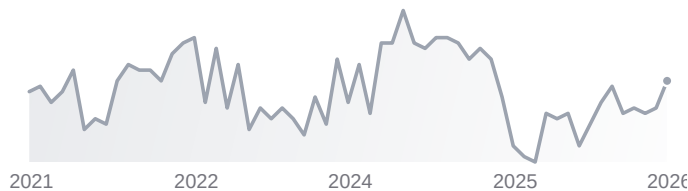
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

59 / 100

Sale prices

Median \$370K · Average \$356K

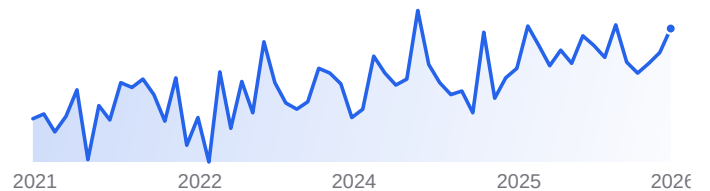
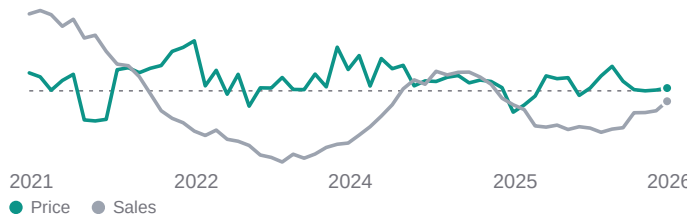


Growth (year over year)

Price +1.3% · Sales -4.9%

Price per square foot

\$258/ft²

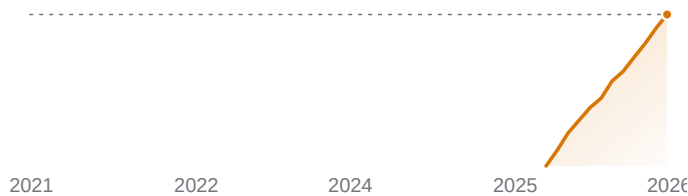


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

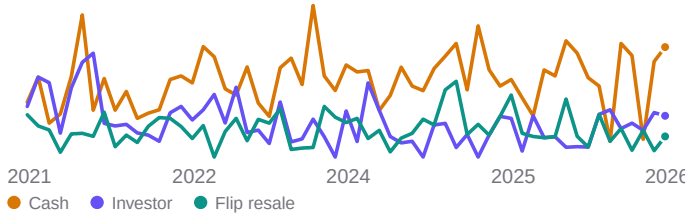
4.4%



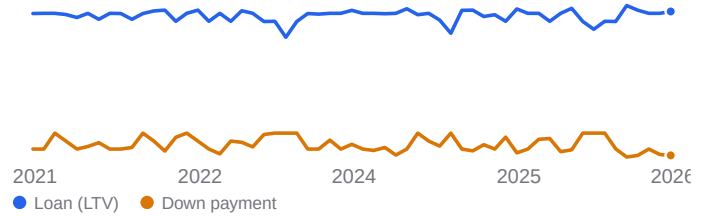
BUYERS & OUTCOMES

Buyer mix

Cash 26% · Investor 9.7% · Flip resale 4.8%

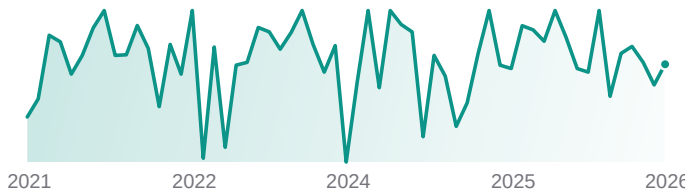


Financing (share of purchase price) Loan (LTV) 96% · Down payment 6.0%



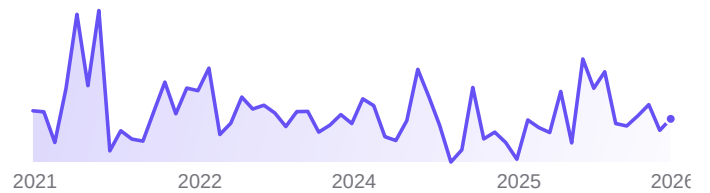
Sellers who sold at a gain

95%



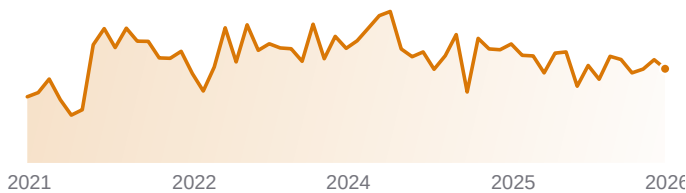
Typical hold before selling

5.8 yrs



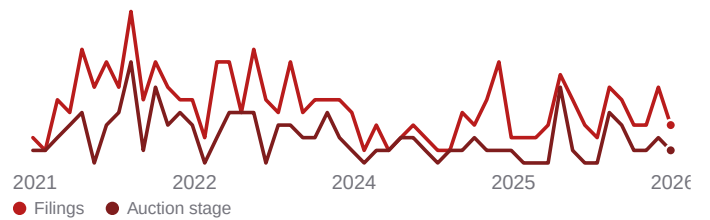
Median annualized return at resale

+4.8%



Preforeclosure filings

Filings 3 · Auction stage 1



HOUSING STOCK

Homes	12,187
Median value (AVM)	\$337K
Median size	1,274 ft²
Median bedrooms	1
Median year built	1993
Single family	91%
Condos	3.3%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	38%
Underwater (LTV 125% or more)	2.3%
Owner occupied	86%
Company owned	15%
Median loan-to-value	59%

Typical ownership tenure

8.6 yrs

COMMUNITY

Population	33,610
Density	1,140 / mi ²
Median household income	\$105K
Average household income	\$122K
Crime index (US avg 100)	66
Air pollution index (US avg 100)	92
Earthquake index (US avg 100)	163
Homes occupied	95%
Bachelor's or higher	27%
Poverty rate	3.7%
Unemployment	1.4%
Average temp	56°F
Annual precip	40 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.