

Saint Libory 62282

ZIP code · IL · Illinois · St. Clair County

BALANCED MARKET

\$300K

MEDIAN SALE PRICE

10

SALES (12 MO)

\$160K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 58 / 100

Buyer's market

Balanced

Seller's market

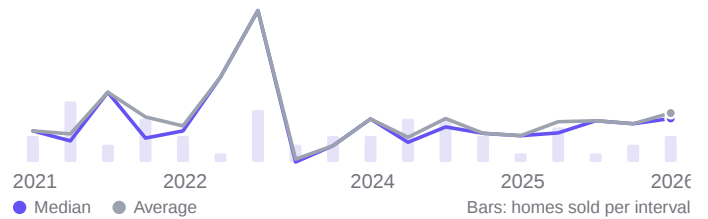
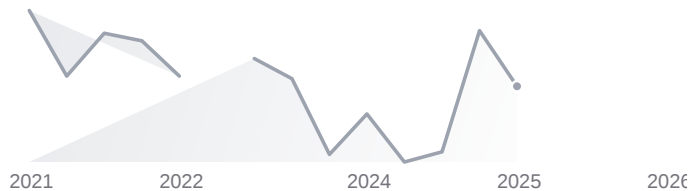
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

58 / 100

Sale prices

Median \$225K · Average \$249K

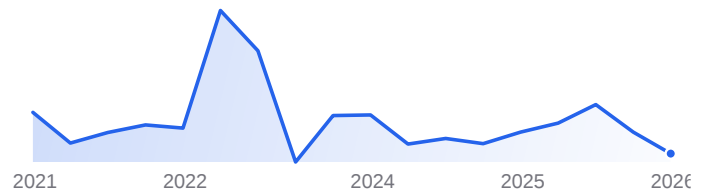
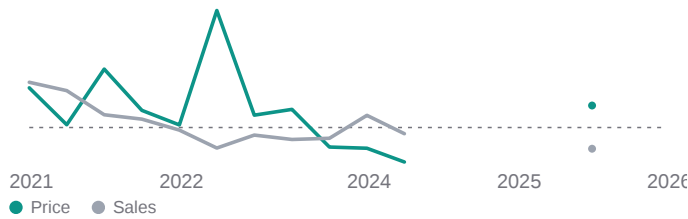


Growth (year over year)

Price +48.8% · Sales -46.7%

Price per square foot

\$65/ft²



Sale premium vs estimated value

-16.5%

Annual turnover (share of homes sold)

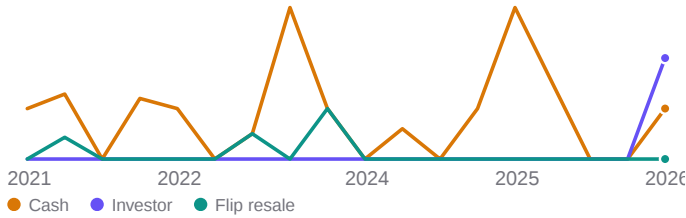
3.5%



BUYERS & OUTCOMES

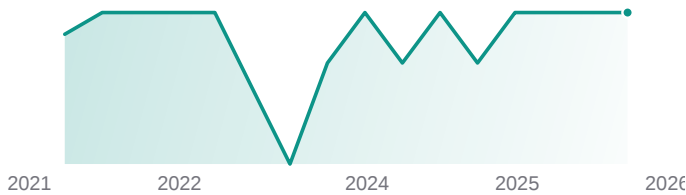
Buyer mix

Cash 33% · Investor 67% · Flip resale 0%



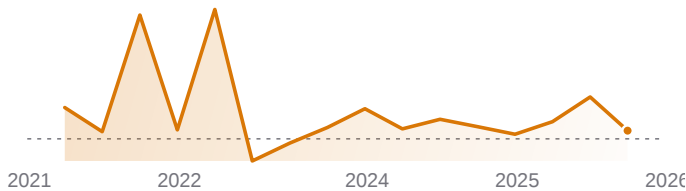
Sellers who sold at a gain

100%

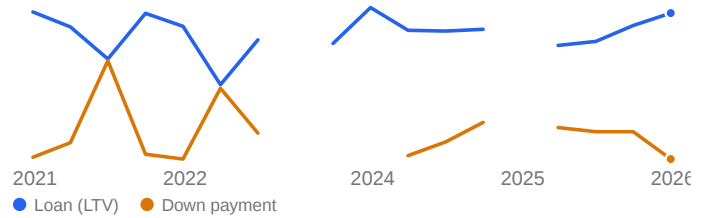


Median annualized return at resale

+2.6%

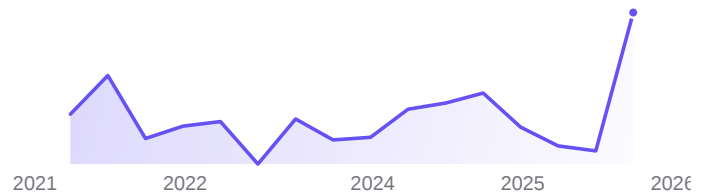


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.8%



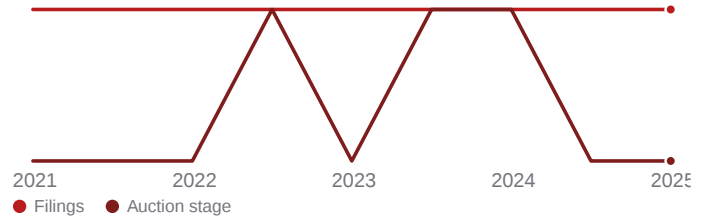
Typical hold before selling

21.4 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	289
Median value (AVM)	\$160K
Median size	1,270 ft²
Median year built	1975
Single family	87%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	51%
Underwater (LTV 125% or more)	8.7%
Owner occupied	84%
Company owned	13%
Median loan-to-value	49%
Typical ownership tenure	9.9 yrs

COMMUNITY

Population	37
Density	41 / mi²
Median household income	\$98K
Average household income	\$117K
Crime index (US avg 100)	97
Air pollution index (US avg 100)	91
Earthquake index (US avg 100)	180
Homes occupied	92%
Bachelor's or higher	14%
Poverty rate	9.0%
Unemployment	1.5%
Average temp	56°F
Annual precip	42 in
Sunshine	59%

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