

Smithton 62285

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

BALANCED MARKET

\$257K

MEDIAN SALE PRICE

-25.9%

1-YR CHANGE

65

SALES (12 MO)

\$294K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 47 / 100



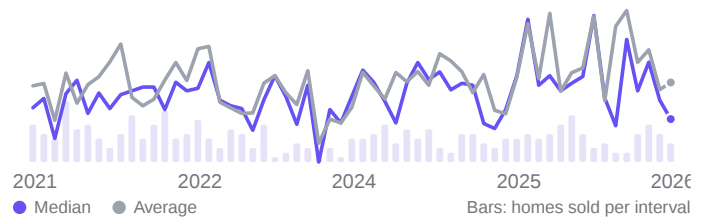
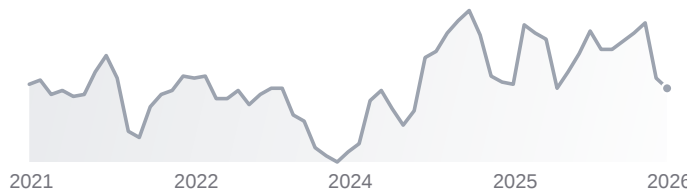
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

47 / 100

Sale prices

Median \$190K · Average \$287K

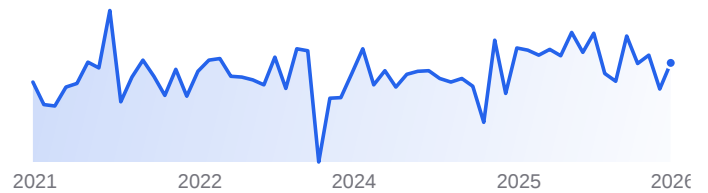
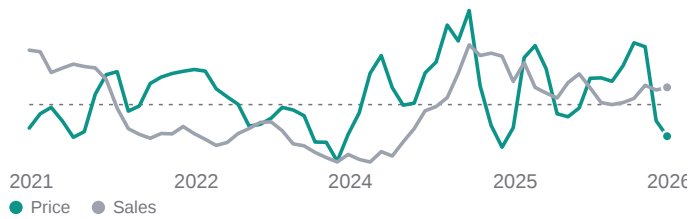


Growth (year over year)

Price -25.9% · Sales +14.0%

Price per square foot

\$195/ft²

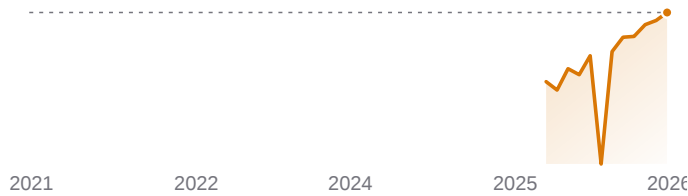


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

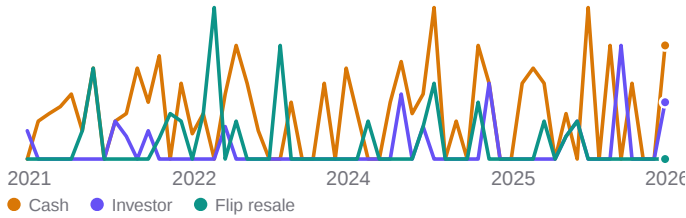
3.6%



BUYERS & OUTCOMES

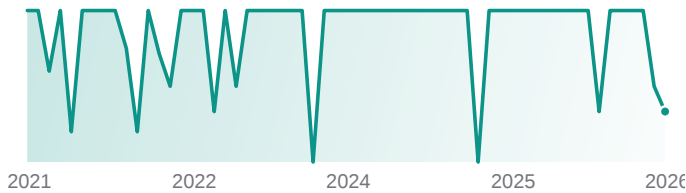
Buyer mix

Cash 50% · Investor 25% · Flip resale 0%



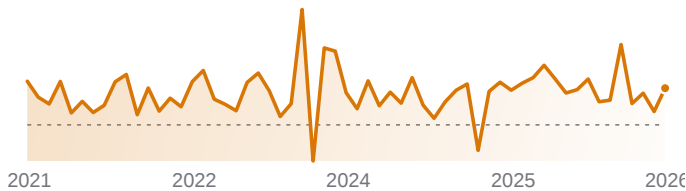
Sellers who sold at a gain

67%

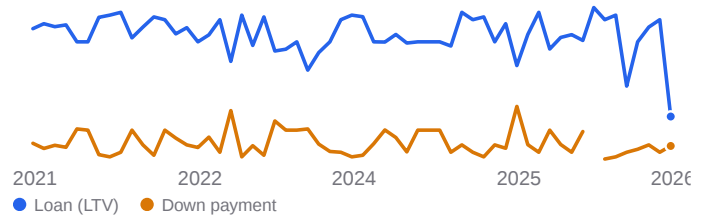


Median annualized return at resale

+5.7%

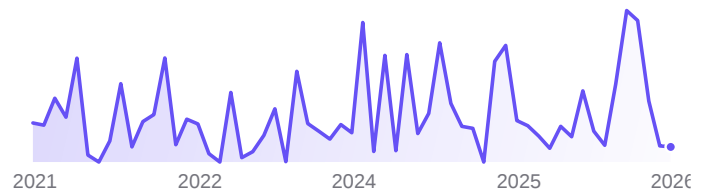


Financing (share of purchase price) Loan (LTV) 29% · Down payment 9.3%



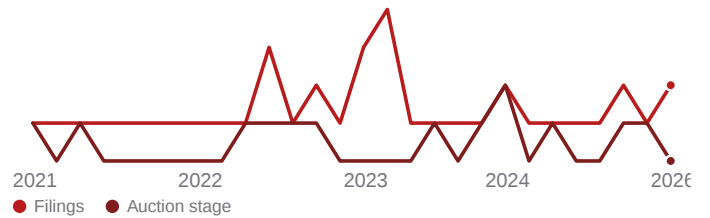
Typical hold before selling

2.9 yrs



Preforeclosure filings

Filings 2 · Auction stage 0



HOUSING STOCK

Homes	1,787
Median value (AVM)	\$294K
Median size	1,516 ft²
Median year built	1997
Single family	94%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	39%
Underwater (LTV 125% or more)	5.6%
Owner occupied	93%
Company owned	12%
Median loan-to-value	59%
Typical ownership tenure	10.1 yrs

COMMUNITY

Population	3,534
Density	220 / mi²
Median household income	\$106K
Average household income	\$121K
Crime index (US avg 100)	35
Air pollution index (US avg 100)	95
Earthquake index (US avg 100)	173
Homes occupied	96%
Bachelor's or higher	28%
Poverty rate	8.6%
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.