

Valmeyer 62295

ZIP code · IL · Illinois · Monroe County · Valmeyer

BALANCED MARKET

\$191K

MEDIAN SALE PRICE

-36.2%

1-YR CHANGE

27

SALES (12 MO)

\$247K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 54 / 100

Buyer's market

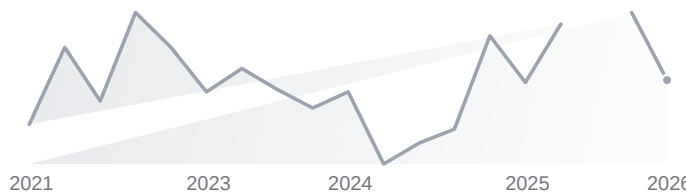
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

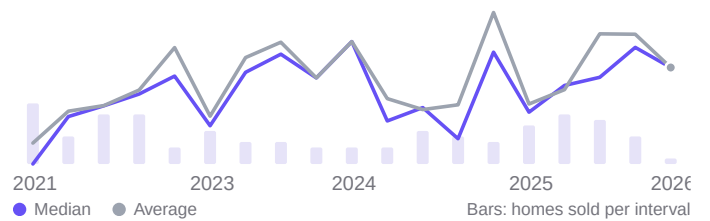
Market temperature (0-100)

54 / 100



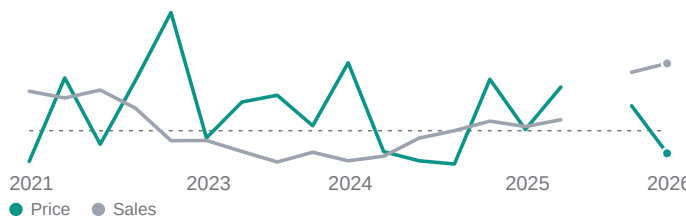
Sale prices

Median \$250K · Average \$250K



Growth (year over year)

Price -36.2% · Sales +107.7%



Price per square foot

\$194/ft²



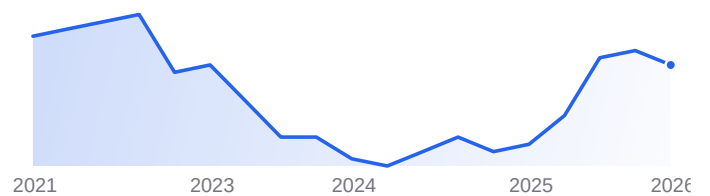
Sale premium vs estimated value

+10.6%



Annual turnover (share of homes sold)

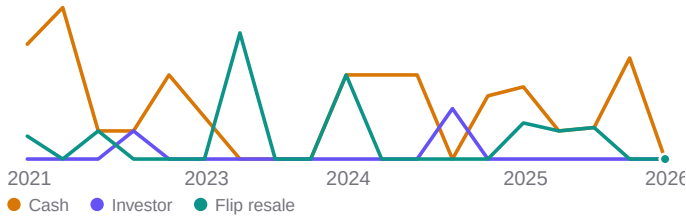
4.1%



BUYERS & OUTCOMES

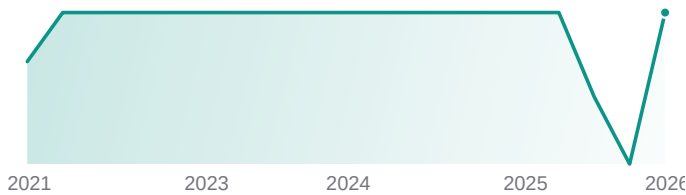
Buyer mix

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



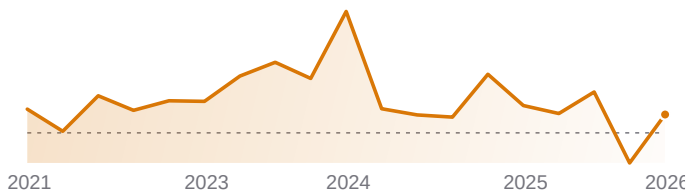
Sellers who sold at a gain

100%

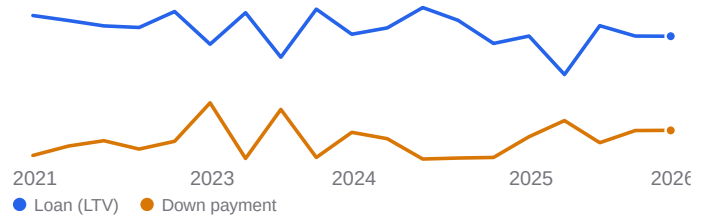


Median annualized return at resale

+3.1%

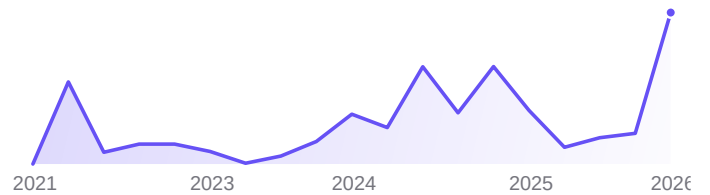


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



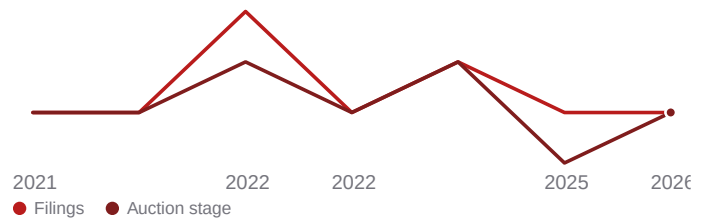
Typical hold before selling

22.0 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	666
Median value (AVM)	\$247K
Median size	1,422 ft²
Median bedrooms	3
Median year built	1998
Single family	88%
Condos	4.1%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	43%
Underwater (LTV 125% or more)	6.2%
Owner occupied	71%
Company owned	20%
Median loan-to-value	58%

Typical ownership tenure

126.6 yrs

COMMUNITY

Population	1,732
Density	24 / mi ²
Median household income	\$95K
Average household income	\$106K
Crime index (US avg 100)	157
Air pollution index (US avg 100)	89
Earthquake index (US avg 100)	162
Homes occupied	89%
Bachelor's or higher	18%
Poverty rate	3.4%
Unemployment	1.0%
Average temp	56°F
Annual precip	41 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.