

Vandalia 62471

ZIP code · IL · Illinois > Fayette County > Vandalia

\$175K

MEDIAN SALE PRICE

17

SALES (12 MO)

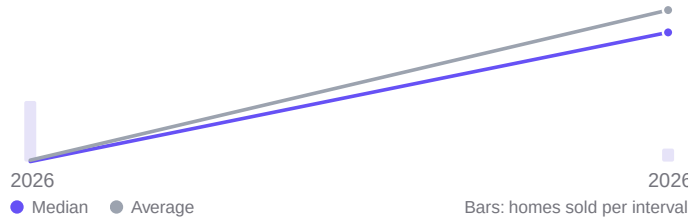
\$128K

MEDIAN VALUE (AVM)

MARKET TRENDS (5 YEARS)

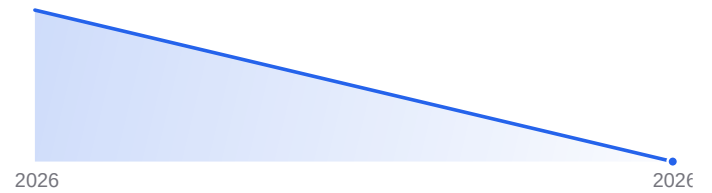
Sale prices

Median \$230K · Average \$249K



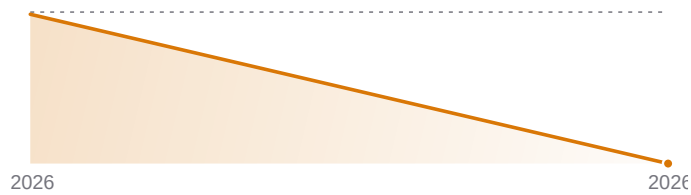
Price per square foot

\$18/ft²



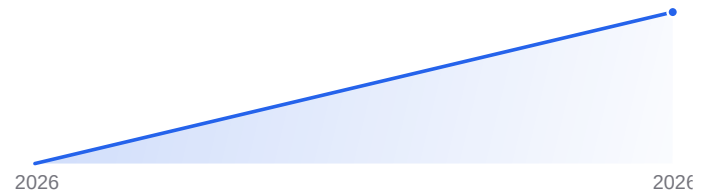
Sale premium vs estimated value

-34.5%



Annual turnover (share of homes sold)

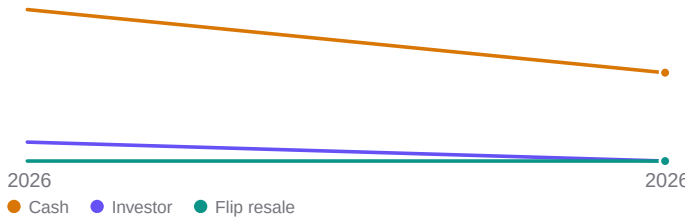
0.4%



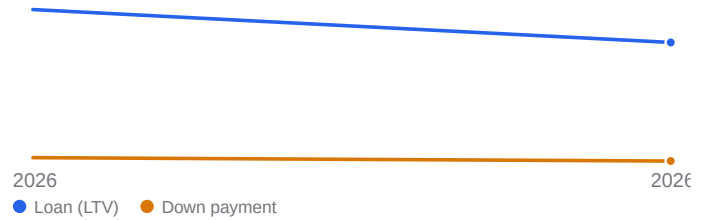
BUYERS & OUTCOMES

Buyer mix

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

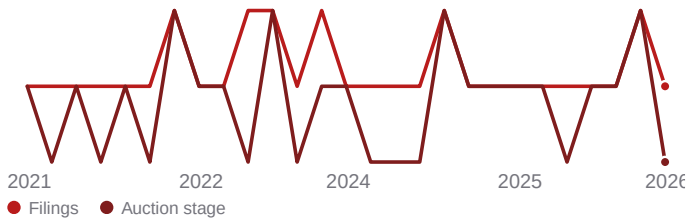


Financing (share of purchase price) Loan (LTV) 79% · Down payment 21%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	3,847
Median value (AVM)	\$128K
Median size	1,340 ft²
Median year built	1946
Single family	82%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	74%
Underwater (LTV 125% or more)	2.0%
Owner occupied	68%
Company owned	15%
Median loan-to-value	21%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	9,468
Density	104 / mi²
Median household income	\$53K
Average household income	\$72K

Crime index (US avg 100)	126
Air pollution index (US avg 100)	84
Earthquake index (US avg 100)	138
Homes occupied	90%
Bachelor's or higher	10%
Poverty rate	13.7%
Unemployment	1.4%
Average temp	54°F
Annual precip	40 in
Sunshine	59%

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