

Carbondale 62901

ZIP code · IL · Illinois · Jackson County · Carbondale

BALANCED MARKET

\$174K

MEDIAN SALE PRICE

+53.1%

1-YR CHANGE

16

SALES (12 MO)

\$126K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 52 / 100

Buyer's market

Balanced

Seller's market

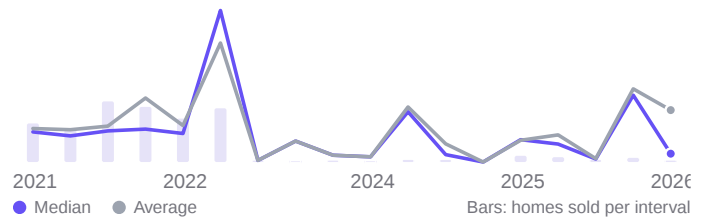
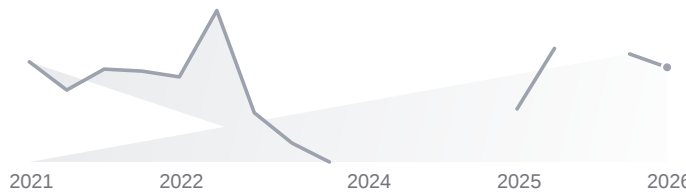
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

52 / 100

Sale prices

Median \$43K · Average \$189K

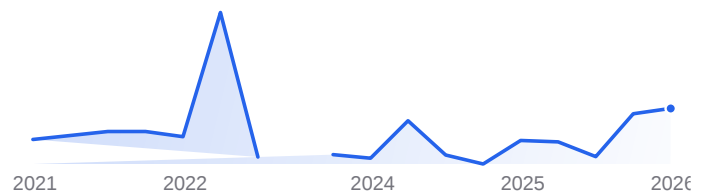
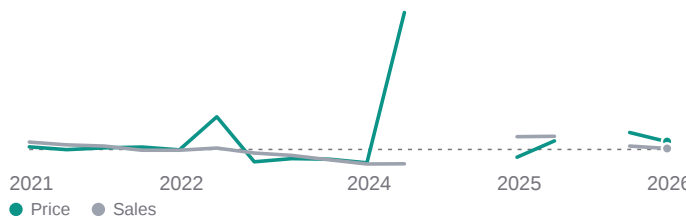


Growth (year over year)

Price +53.1% · Sales +6.7%

Price per square foot

\$156/ft²

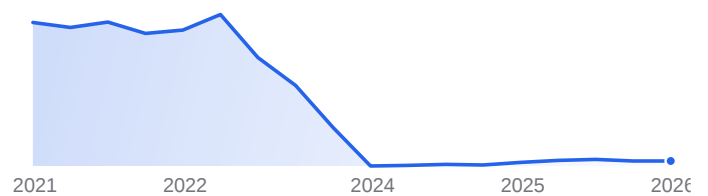
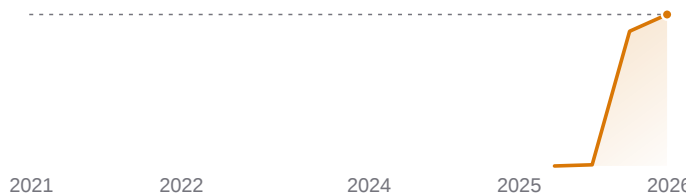


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

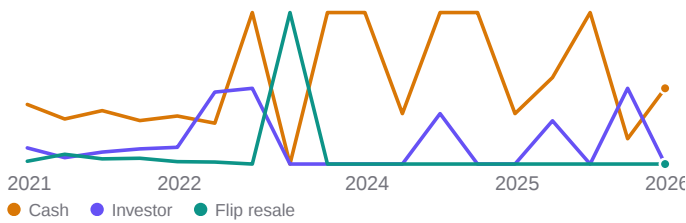
0.3%



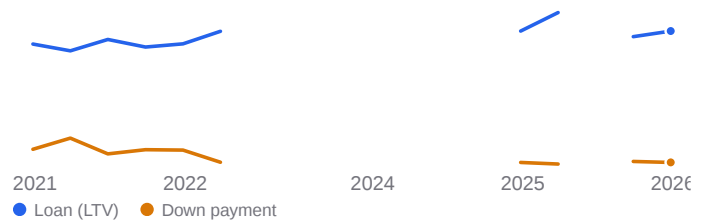
BUYERS & OUTCOMES

Buyer mix

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

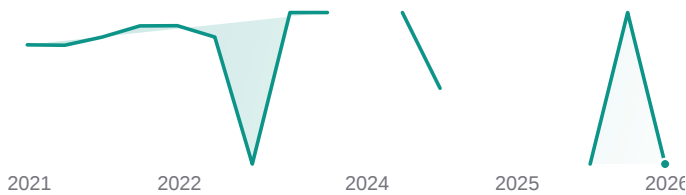


Financing (share of purchase price) Loan (LTV) 97% · Down payment 3.0%



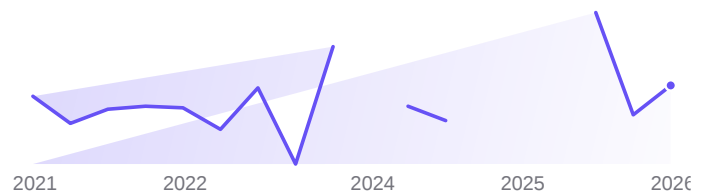
Sellers who sold at a gain

0%



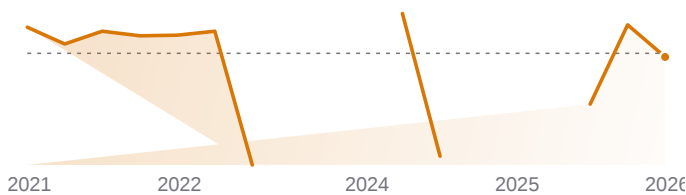
Typical hold before selling

5.5 yrs



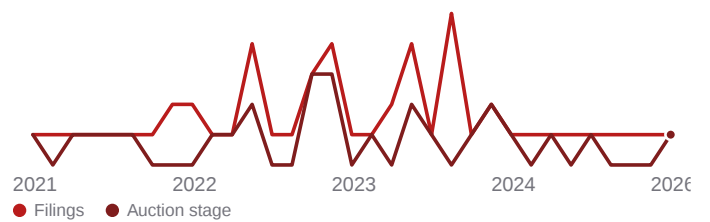
Median annualized return at resale

-1.0%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	5,491
Median value (AVM)	\$126K
Median size	1,242 ft²
Median bedrooms	3
Median year built	1963
Single family	92%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	56%
Underwater (LTV 125% or more)	3.7%
Owner occupied	68%
Company owned	22%
Median loan-to-value	32%
Typical ownership tenure	9.8 yrs

COMMUNITY

Population	21,321
Density	717 / mi²
Median household income	\$44K
Average household income	\$62K
Crime index (US avg 100)	119
Air pollution index (US avg 100)	87
Earthquake index (US avg 100)	282
Homes occupied	80%
Bachelor's or higher	25%
Poverty rate	26.8%
Unemployment	1.3%
Average temp	57°F
Annual precip	46 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.