

Carbondale 62902

ZIP code · IL · Illinois · Williamson County · Carbondale

STRONG BUYER'S MARKET

\$171K

MEDIAN SALE PRICE

10

SALES (12 MO)

\$188K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 3 / 100



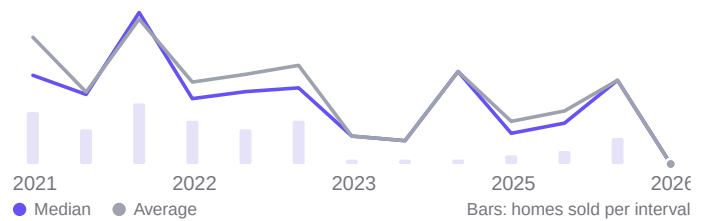
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

3 / 100

Sale prices

Median \$29K · Average \$29K

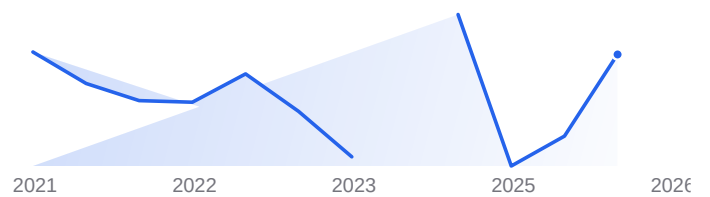
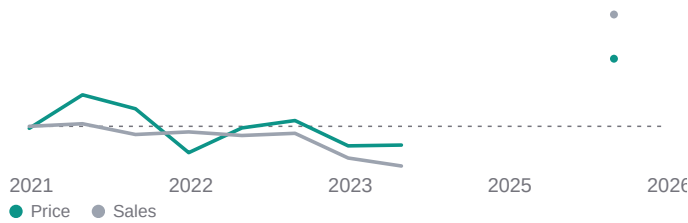


Growth (year over year)

Price +120.9% · Sales +200.0%

Price per square foot

\$139/ft²

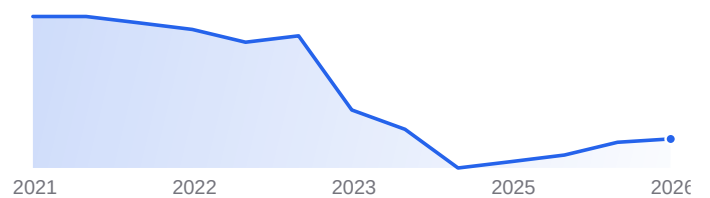


Sale premium vs estimated value

+7.1%

Annual turnover (share of homes sold)

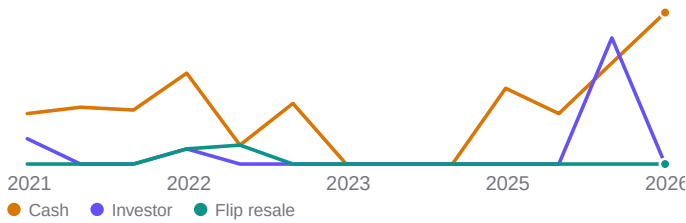
0.6%



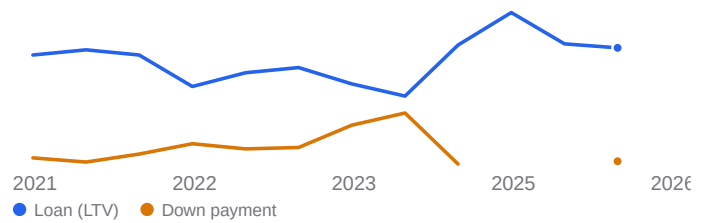
BUYERS & OUTCOMES

Buyer mix

Cash 100% · Investor 0% · Flip resale 0%

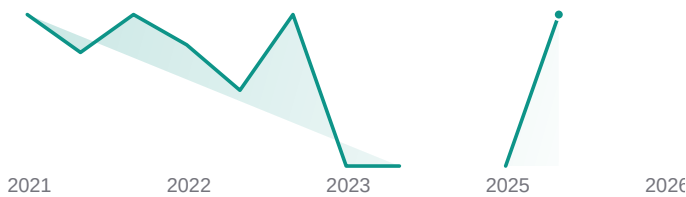


Financing (share of purchase price) Loan (LTV) 98% · Down payment 2.4%



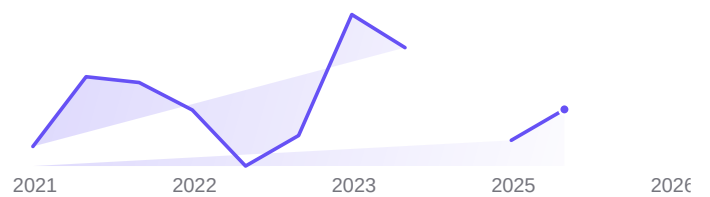
Sellers who sold at a gain

100%



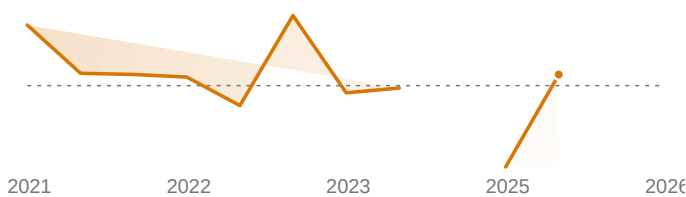
Typical hold before selling

4.0 yrs



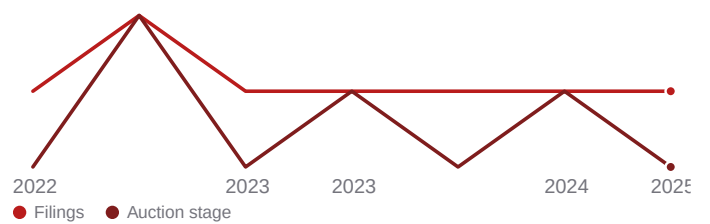
Median annualized return at resale

+2.6%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	1,591
Median value (AVM)	\$188K
Median size	1,392 ft²
Median bedrooms	3
Median year built	1977
Single family	90%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	51%
Underwater (LTV 125% or more)	4.6%
Owner occupied	80%
Company owned	15%
Median loan-to-value	46%
Typical ownership tenure	18.3 yrs

COMMUNITY

Population	5,150
Density	69 / mi²
Median household income	\$63K
Average household income	\$87K
Crime index (US avg 100)	104
Air pollution index (US avg 100)	84
Earthquake index (US avg 100)	319
Homes occupied	88%
Bachelor's or higher	20%
Poverty rate	20.9%
Unemployment	1.5%
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.