

Carbondale 62903

ZIP code · IL · Illinois > Jackson County > Carbondale

STRONG SELLER'S MARKET

\$140K

MEDIAN SALE PRICE

3

SALES (12 MO)

\$184K

MEDIAN VALUE (AVM)

Market temperature

Strong seller's market · 82 / 100

Buyer's market

Balanced

Seller's market

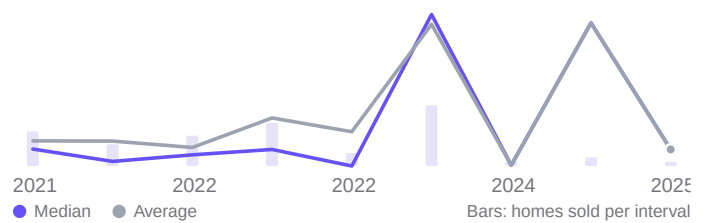
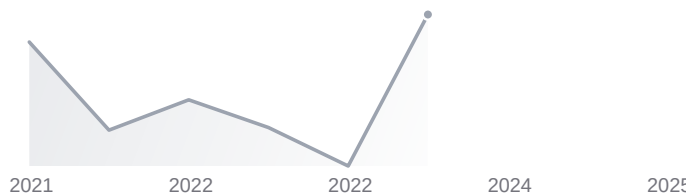
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

82 / 100

Sale prices

Median \$140K · Average \$140K

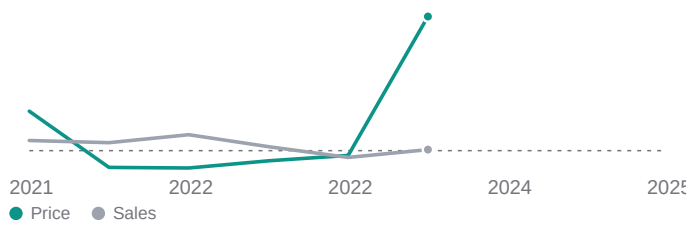


Growth (year over year)

Price +371.0% · Sales +3.0%

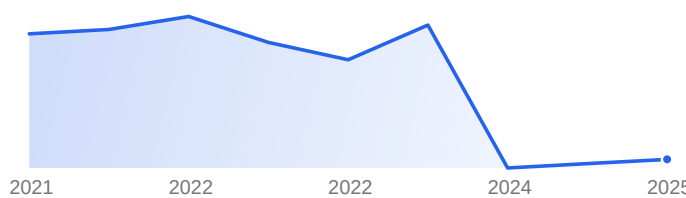
Price per square foot

\$62/ft²



Annual turnover (share of homes sold)

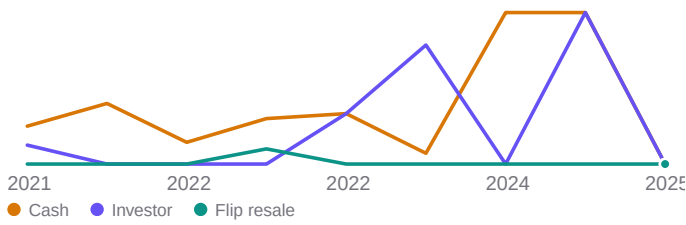
0.4%



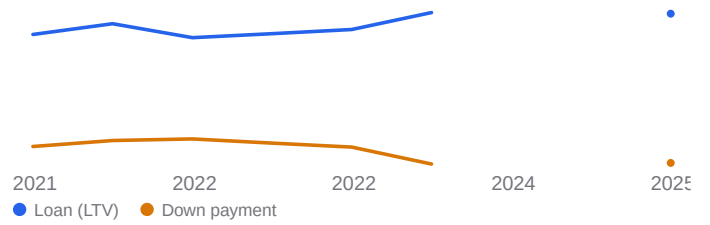
BUYERS & OUTCOMES

Buyer mix

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

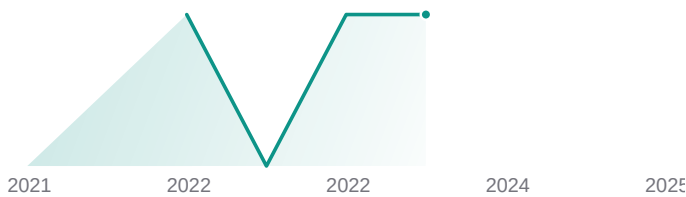


Financing (share of purchase price) Loan (LTV) 97% · Down payment 3.0%



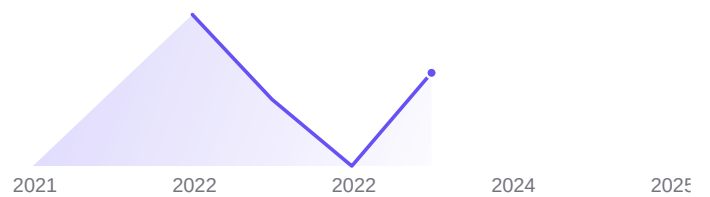
Sellers who sold at a gain

100%



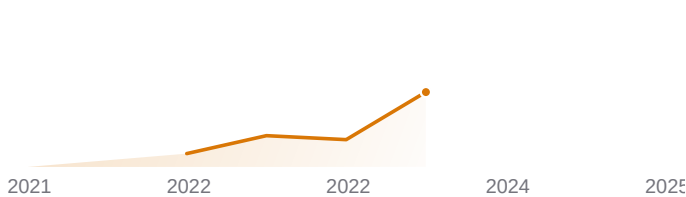
Typical hold before selling

5.0 yrs



Median annualized return at resale

+31.1%



HOUSING STOCK

Homes	717
Median value (AVM)	\$184K
Median size	1,296 ft²
Median bedrooms	3
Median year built	1973
Single family	80%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	51%
Underwater (LTV 125% or more)	7.0%
Owner occupied	81%
Company owned	17%
Median loan-to-value	48%
Typical ownership tenure	10.2 yrs

COMMUNITY

Population	3,026
Density	139 / mi²
Median household income	\$57K
Average household income	\$71K
Crime index (US avg 100)	94
Air pollution index (US avg 100)	79
Earthquake index (US avg 100)	326
Homes occupied	81%
Bachelor's or higher	24%
Poverty rate	13.1%
Unemployment	1.1%
Average temp	57°F
Annual precip	46 in
Sunshine	59%

Market metrics are derived from recorded arms-length deeds through October 2025, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.