

Carterville 62918

ZIP code · IL · Illinois · Williamson County · Carterville

SELLER'S MARKET

\$213K

MEDIAN SALE PRICE

+509.0%

1-YR CHANGE

72

SALES (12 MO)

\$200K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 73 / 100

Buyer's market

Balanced

Seller's market

MARKET TRENDS (5 YEARS)

Market temperature (0–100)

73 / 100

Sale prices

Median \$220K · Average \$233K

2025 2025 2025

2026 2026

2025

2025

2026

2026

● Median ● Average

Bars: homes sold per interval

Growth (year over year)

Price +509.0% · Sales +554.5%

Price per square foot

\$149/ft²

2025 2025 2025

2026 2026

2025

2025

2026

2026

● Price ● Sales

Sale premium vs estimated value

-3.9%

Annual turnover (share of homes sold)

1.8%

2025 2025 2025

2026 2026

2025

2025

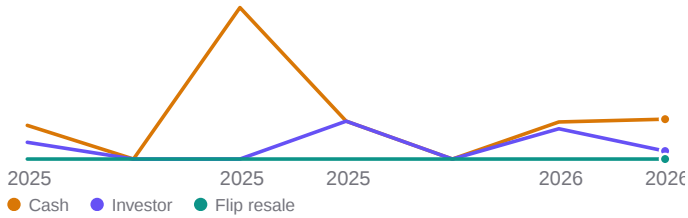
2026

2026

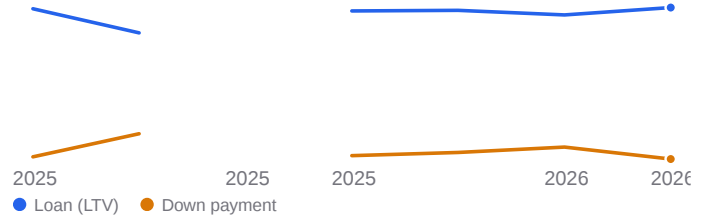
BUYERS & OUTCOMES

Buyer mix

Cash 26% · Investor 5.3% · Flip resale 0%

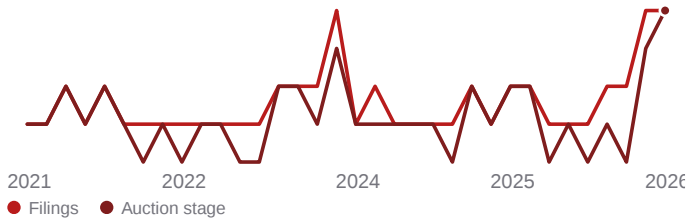


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



Preforeclosure filings

Filings 4 · Auction stage 4



HOUSING STOCK

Homes	4,012
Median value (AVM)	\$200K
Median size	1,616 ft²
Median bedrooms	3
Median year built	1978
Single family	99%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	47%
Underwater (LTV 125% or more)	4.3%
Owner occupied	75%
Company owned	15%
Median loan-to-value	59%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	12,636
Density	250 / mi²
Median household income	\$70K

Average household income	\$96K
Crime index (US avg 100)	108
Air pollution index (US avg 100)	84
Earthquake index (US avg 100)	286
Homes occupied	91%
Bachelor's or higher	22%
Poverty rate	11.8%
Unemployment	1.4%
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.