

Metropolis 62960

ZIP code · IL · Illinois > Massac County > Metropolis

BUYER'S MARKET

\$117K

MEDIAN SALE PRICE

+8.2%

1-YR CHANGE

151

SALES (12 MO)

\$119K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 39 / 100



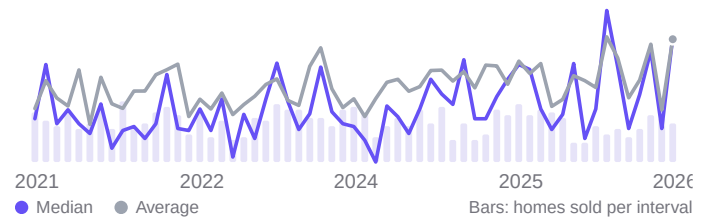
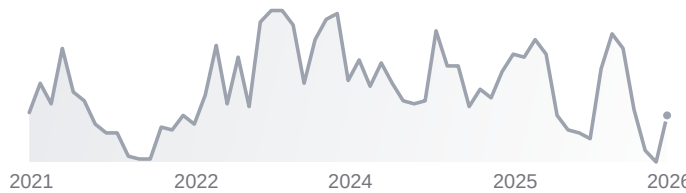
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

39 / 100

Sale prices

Median \$153K · Average \$151K

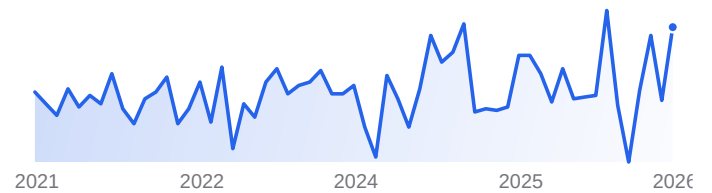
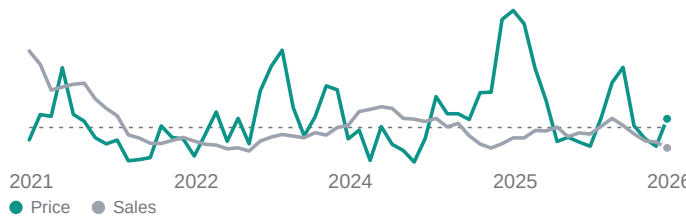


Growth (year over year)

Price +8.2% · Sales -18.8%

Price per square foot

\$104/ft²

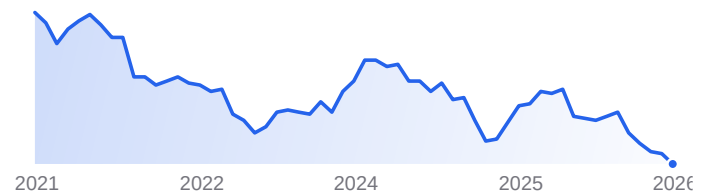
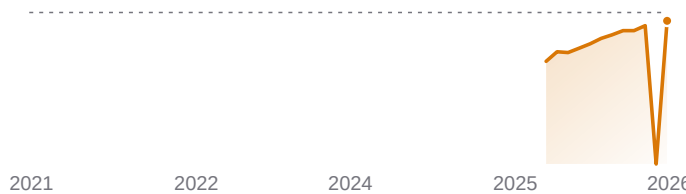


Sale premium vs estimated value

-2.2%

Annual turnover (share of homes sold)

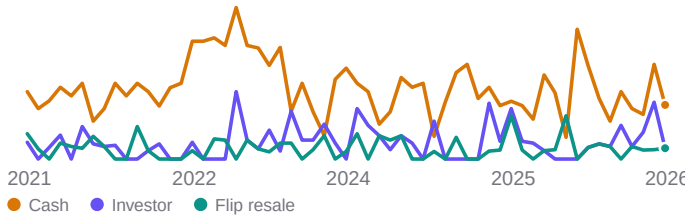
3.4%



BUYERS & OUTCOMES

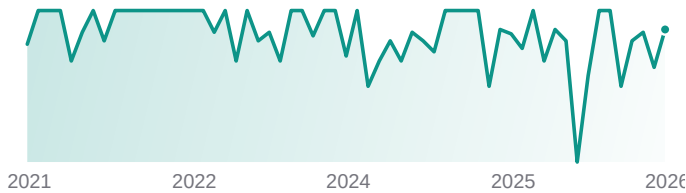
Buyer mix

Cash 36% · Investor 7.1% · Flip resale 7.1%



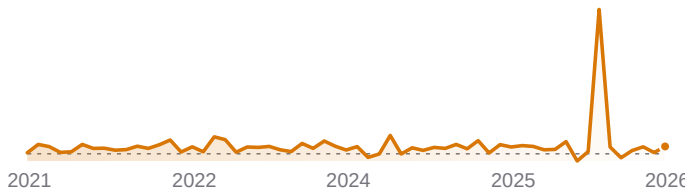
Sellers who sold at a gain

88%

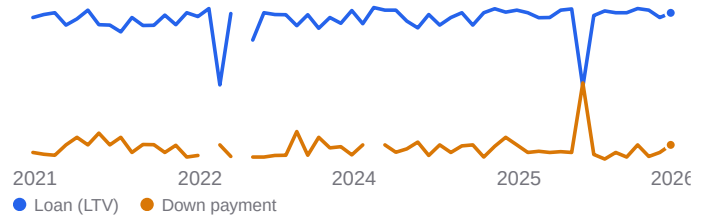


Median annualized return at resale

+8.4%

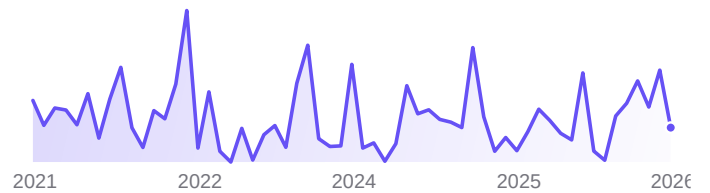


Financing (share of purchase price) Loan (LTV) 98% · Down payment 10%



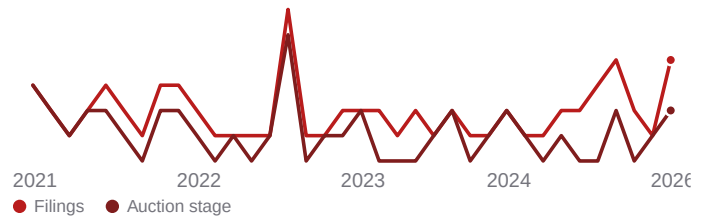
Typical hold before selling

3.0 yrs



Preforeclosure filings

Filings 4 · Auction stage 2



HOUSING STOCK

Homes	4,456
Median value (AVM)	\$119K
Median size	1,280 ft²
Median bedrooms	3
Median year built	1965
Single family	90%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	57%
Underwater (LTV 125% or more)	4.1%
Owner occupied	68%
Company owned	7.5%
Median loan-to-value	35%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	10,433
Density	82 / mi²
Median household income	\$60K
Average household income	\$72K
Crime index (US avg 100)	125
Air pollution index (US avg 100)	84
Earthquake index (US avg 100)	463
Homes occupied	84%
Bachelor's or higher	11%
Poverty rate	12.6%
Unemployment	0.9%
Average temp	58°F
Annual precip	48 in
Sunshine	59%

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