

Bond County, IL

County · IL · Illinois

SELLER'S MARKET

\$180K

MEDIAN SALE PRICE

+38.5%

1-YR CHANGE

223

SALES (12 MO)

\$176K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 67 / 100



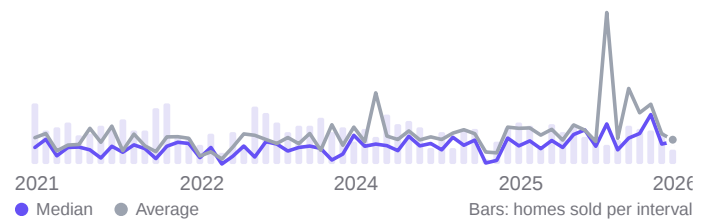
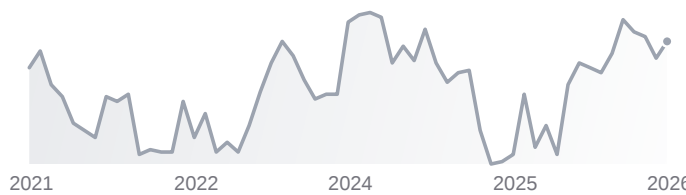
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

67 / 100

Sale prices

Median \$145K · Average \$153K

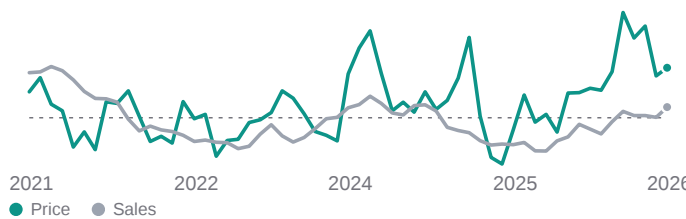


Growth (year over year)

Price +38.5% · Sales +8.3%

Price per square foot

\$124/ft²

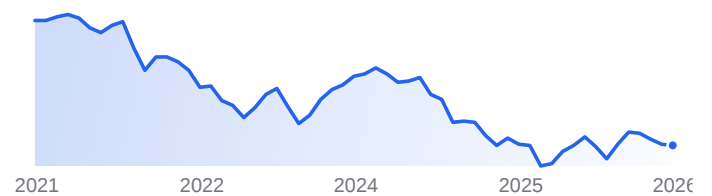
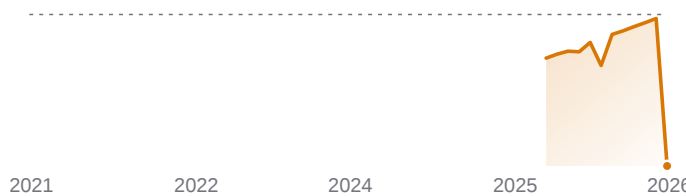


Sale premium vs estimated value

-11.9%

Annual turnover (share of homes sold)

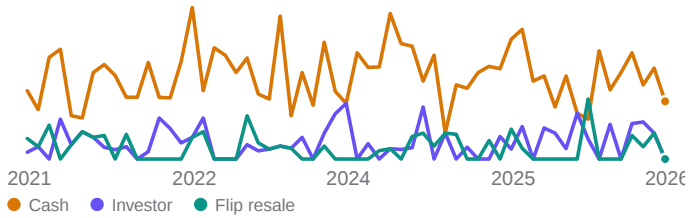
3.2%



BUYERS & OUTCOMES

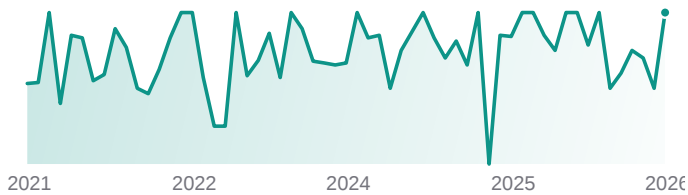
Buyer mix

Cash 22% · Investor 0% · Flip resale 0%



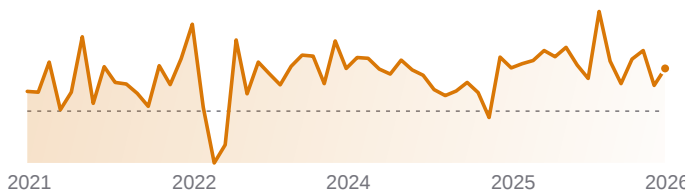
Sellers who sold at a gain

100%

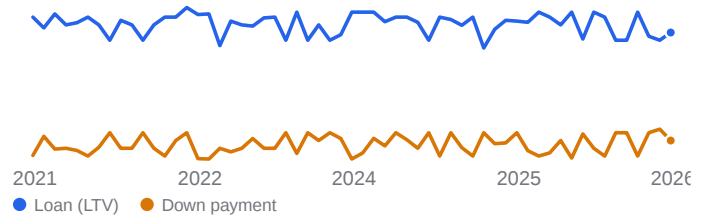


Median annualized return at resale

+6.2%

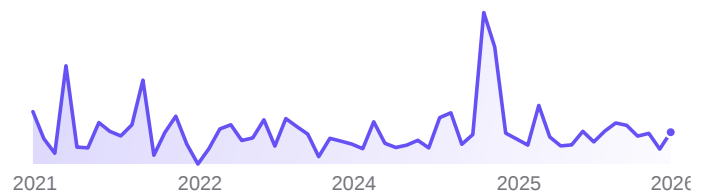


Financing (share of purchase price) Loan (LTV) 85% · Down payment 15%



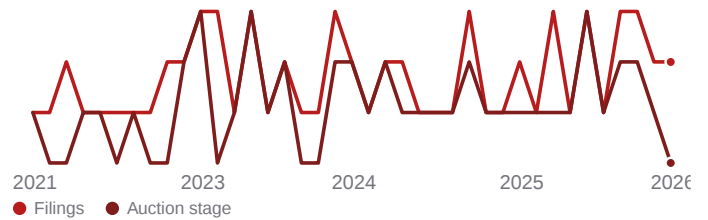
Typical hold before selling

4.8 yrs



Preforeclosure filings

Filings 2 · Auction stage 0



HOUSING STOCK

Homes	7,046
Median value (AVM)	\$176K
Median size	1,392 ft²
Median bedrooms	3
Median year built	1940
Single family	82%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	60%
Underwater (LTV 125% or more)	4.8%
Owner occupied	77%
Company owned	16%
Median loan-to-value	36%
Typical ownership tenure	7.1 yrs

COMMUNITY

Population	16,606
Density	44 / mi²
Median household income	\$65K
Average household income	\$82K
Crime index (US avg 100)	122
Air pollution index (US avg 100)	87
Earthquake index (US avg 100)	143
Homes occupied	90%
Bachelor's or higher	11%
Poverty rate	12.0%
Unemployment	1.4%
Average temp	54°F
Annual precip	41 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.