

Clark County, IL

County · IL · Illinois

SELLER'S MARKET

\$135K

MEDIAN SALE PRICE

+10.4%

1-YR CHANGE

269

SALES (12 MO)

\$131K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 64 / 100

Buyer's market

Balanced

Seller's market

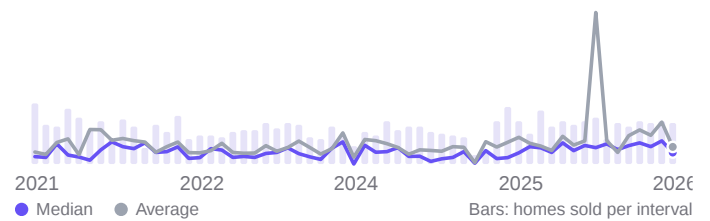
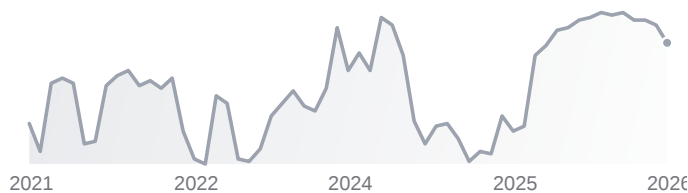
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

64 / 100

Sale prices

Median \$105K · Average \$134K

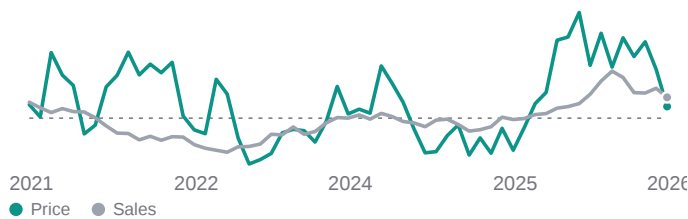


Growth (year over year)

Price +10.4% · Sales +18.5%

Price per square foot

\$101/ft²



Sale premium vs estimated value

-1.0%

Annual turnover (share of homes sold)

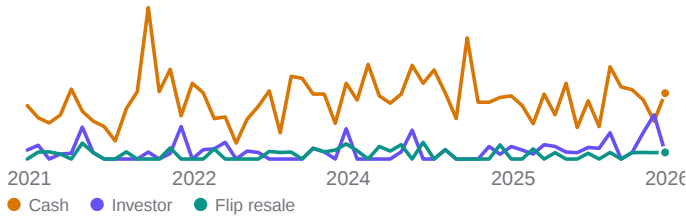
3.5%



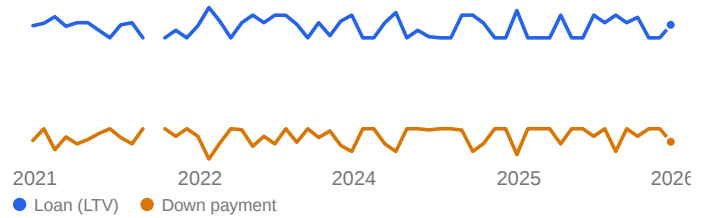
BUYERS & OUTCOMES

Buyer mix

Cash 43% · Investor 4.3% · Flip resale 4.3%

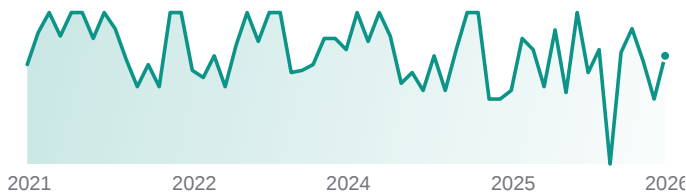


Financing (share of purchase price) Loan (LTV) 89% · Down payment 11%



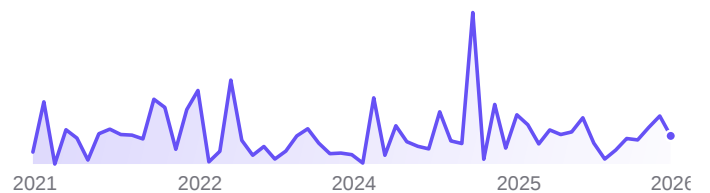
Sellers who sold at a gain

83%



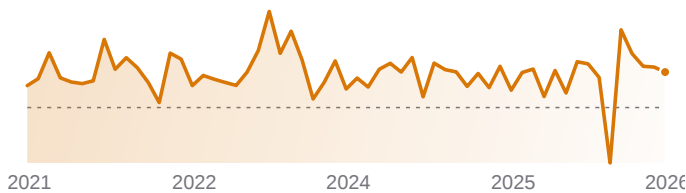
Typical hold before selling

5.0 yrs



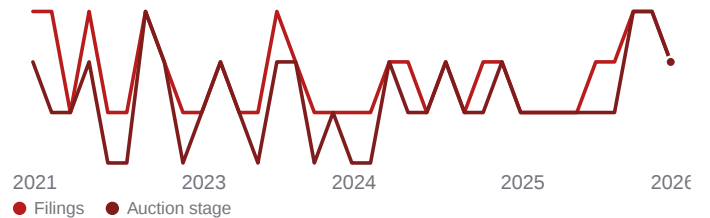
Median annualized return at resale

+6.5%



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	7,602
Median value (AVM)	\$131K
Median size	1,523 ft²
Median year built	1965
Single family	72%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	63%
Underwater (LTV 125% or more)	4.8%
Owner occupied	71%
Company owned	11%
Median loan-to-value	28%
Typical ownership tenure	21.4 yrs

COMMUNITY

Population	15,115
Density	30 / mi²
Median household income	\$68K
Average household income	\$84K
Crime index (US avg 100)	108
Air pollution index (US avg 100)	92
Earthquake index (US avg 100)	98
Homes occupied	90%
Bachelor's or higher	20%
Poverty rate	10.7%
Unemployment	1.5%
Average temp	54°F
Annual precip	42 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.