

Clinton County, IL

County · IL · Illinois

BUYER'S MARKET

\$192K

MEDIAN SALE PRICE

-4.6%

1-YR CHANGE

462

SALES (12 MO)

\$204K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 39 / 100



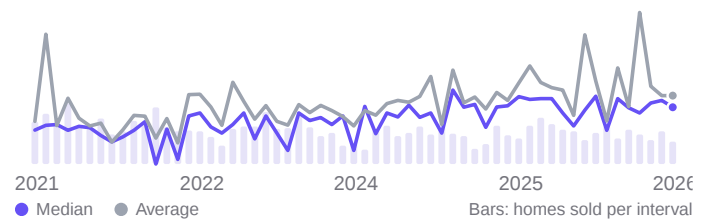
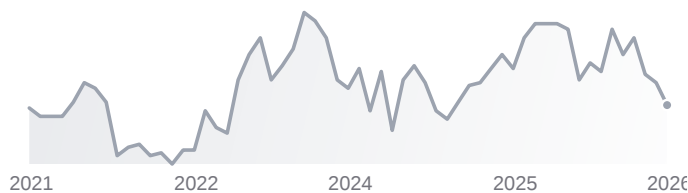
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

39 / 100

Sale prices

Median \$185K · Average \$205K

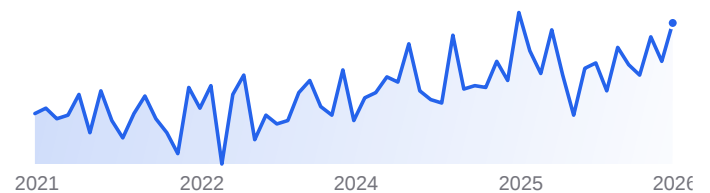
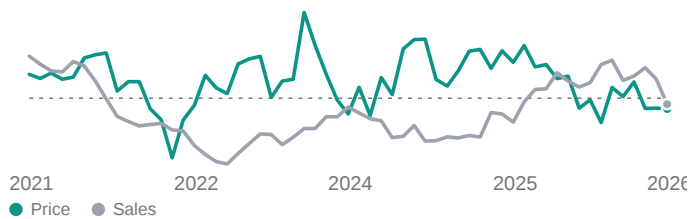


Growth (year over year)

Price -4.6% · Sales -2.5%

Price per square foot

\$154/ft²

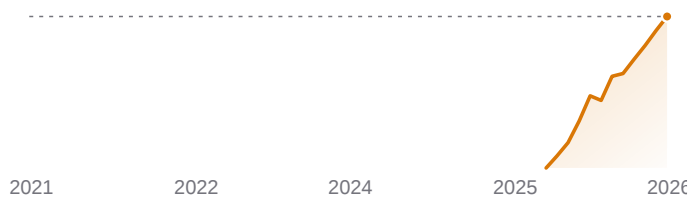


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

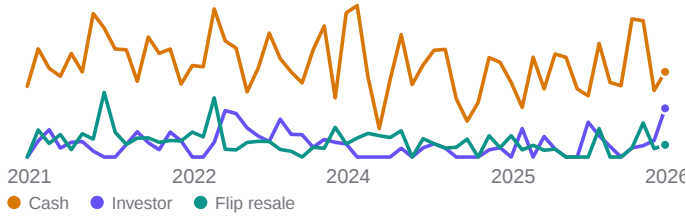
3.0%



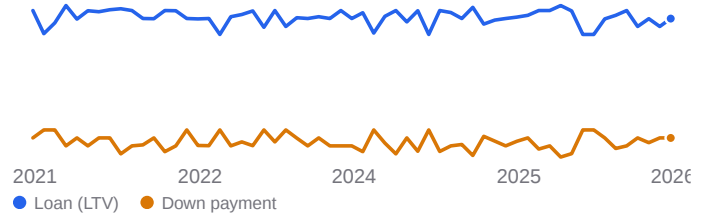
BUYERS & OUTCOMES

Buyer mix

Cash 25% · Investor 14% · Flip resale 3.6%

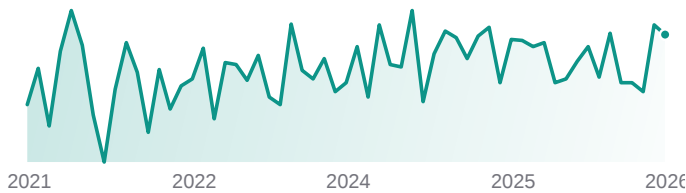


Financing (share of purchase price) Loan (LTV) 90% · Down payment 15%



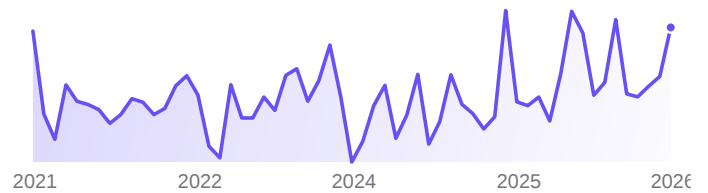
Sellers who sold at a gain

94%



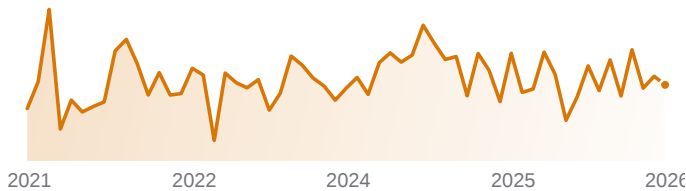
Typical hold before selling

9.1 yrs



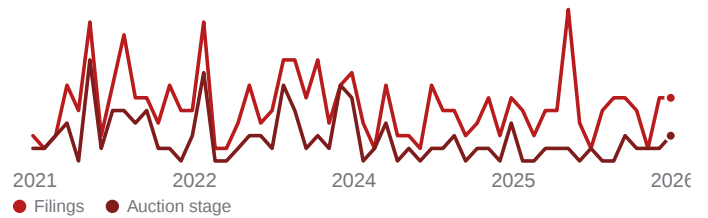
Median annualized return at resale

+6.0%



Preforeclosure filings

Filings 5 · Auction stage 2



HOUSING STOCK

Homes	15,559
Median value (AVM)	\$204K
Median size	1,585 ft²
Median bedrooms	3
Median year built	1974
Single family	84%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	48%
Underwater (LTV 125% or more)	6.2%
Owner occupied	77%
Company owned	16%
Median loan-to-value	52%
Typical ownership tenure	19.4 yrs

COMMUNITY

Population	37,231
Density	79 / mi²
Median household income	\$79K
Average household income	\$104K
Crime index (US avg 100)	110
Air pollution index (US avg 100)	86
Earthquake index (US avg 100)	168
Homes occupied	92%
Bachelor's or higher	17%
Poverty rate	6.7%
Unemployment	1.2%
Average temp	55°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.