

Edwards County, IL

County · IL · Illinois

BALANCED MARKET

\$77K

MEDIAN SALE PRICE

+71.2%

1-YR CHANGE

75

SALES (12 MO)

\$78K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 53 / 100



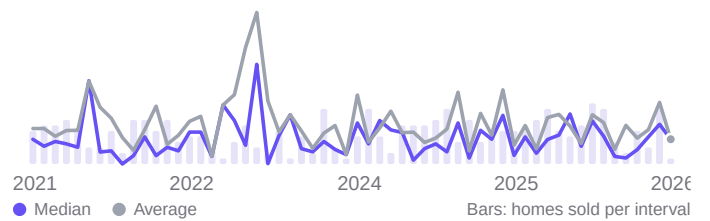
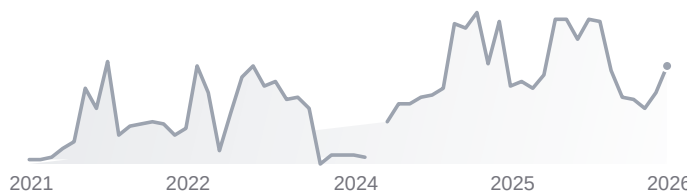
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

53 / 100

Sale prices

Median \$65K · Average \$65K

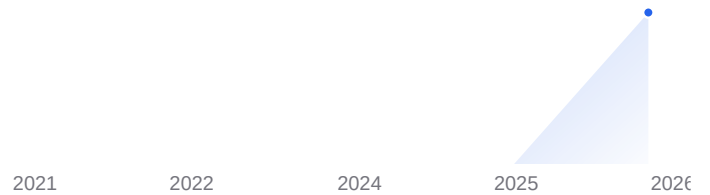
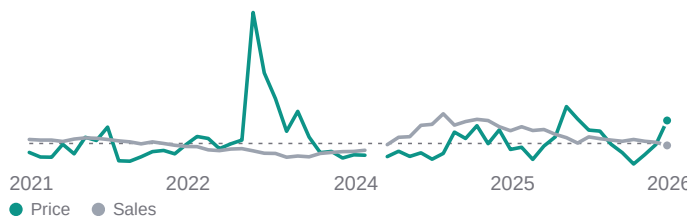


Growth (year over year)

Price +71.2% · Sales -6.3%

Price per square foot

\$6/ft²

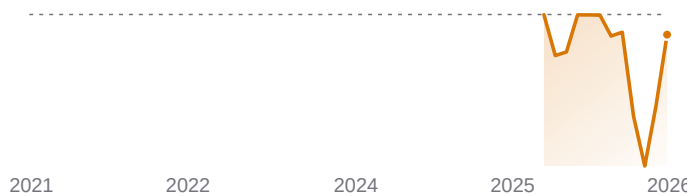


Sale premium vs estimated value

-5.5%

Annual turnover (share of homes sold)

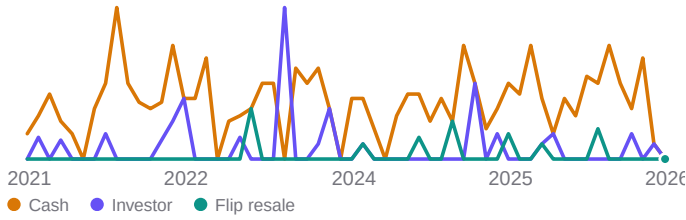
3.3%



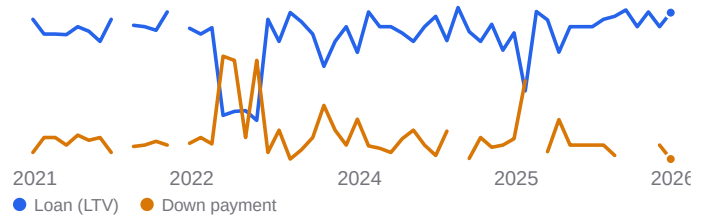
BUYERS & OUTCOMES

Buyer mix

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

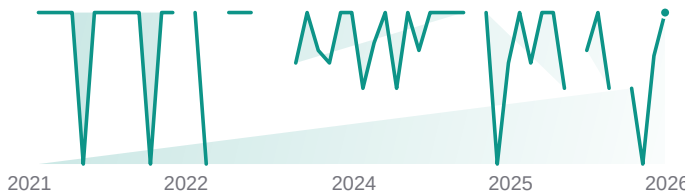


Financing (share of purchase price) Loan (LTV) 99% · Down payment 0.5%



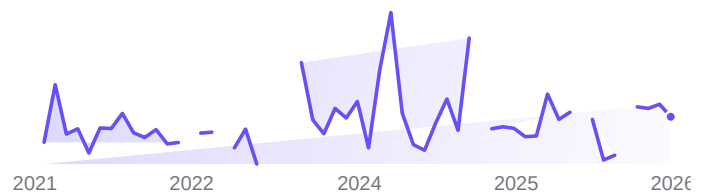
Sellers who sold at a gain

100%



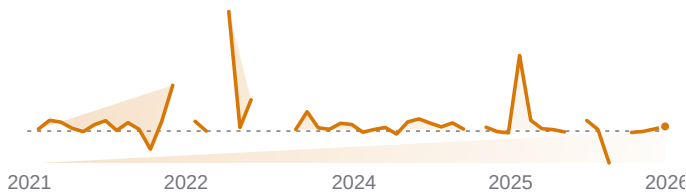
Typical hold before selling

4.5 yrs



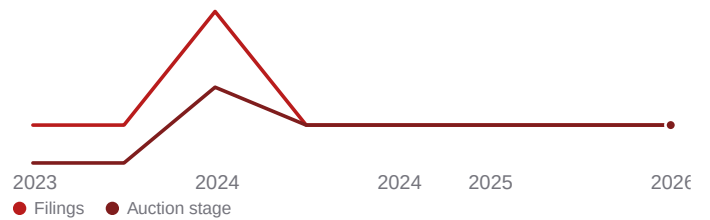
Median annualized return at resale

+6.0%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,277
Median value (AVM)	\$78K
Median size	23,625 ft²
Single family	100%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	65%
Underwater (LTV 125% or more)	4.0%
Owner occupied	94%
Company owned	8.6%
Median loan-to-value	13%
Typical ownership tenure	8.2 yrs

COMMUNITY

Population	5,994
Density	27 / mi²
Median household income	\$63K
Average household income	\$75K
Crime index (US avg 100)	122
Air pollution index (US avg 100)	83
Earthquake index (US avg 100)	200
Homes occupied	86%
Bachelor's or higher	10%
Poverty rate	15.8%
Unemployment	1.2%
Average temp	56°F
Annual precip	45 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.