

Hamilton County, IL

County · IL · Illinois

BALANCED MARKET

\$130K

MEDIAN SALE PRICE

+33.0%

1-YR CHANGE

101

SALES (12 MO)

\$122K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 51 / 100



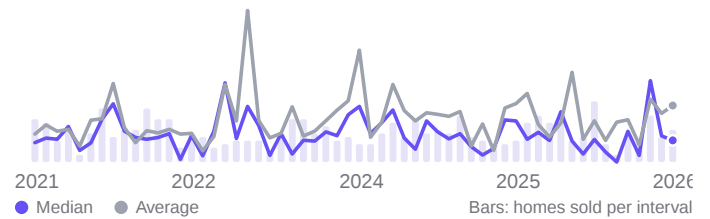
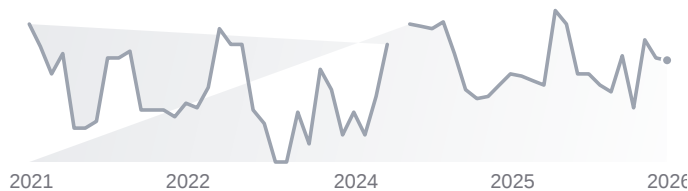
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

51 / 100

Sale prices

Median \$72K · Average \$167K

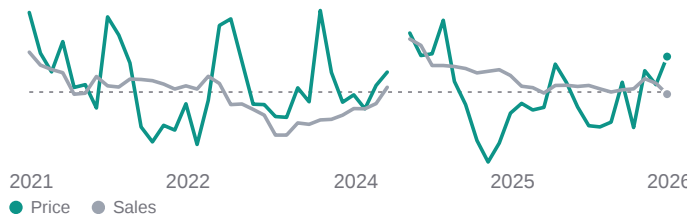


Growth (year over year)

Price +33.0% · Sales -1.9%

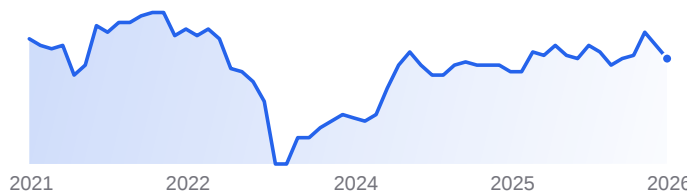
Sale premium vs estimated value

-22.5%



Annual turnover (share of homes sold)

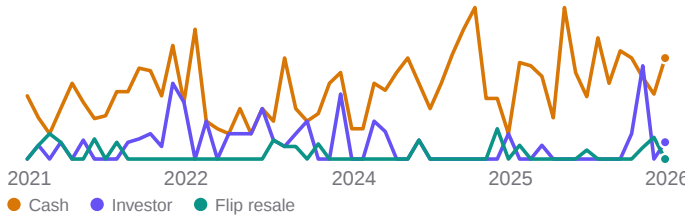
2.4%



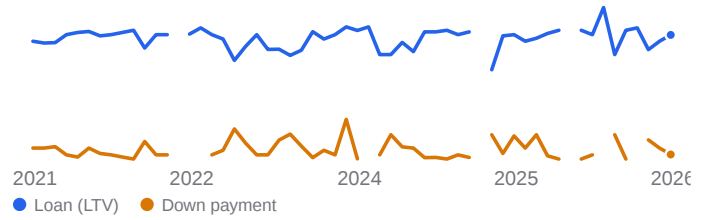
BUYERS & OUTCOMES

Buyer mix

Cash 67% · Investor 11% · Flip resale 0%

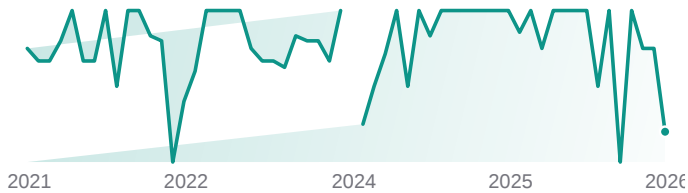


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.2%



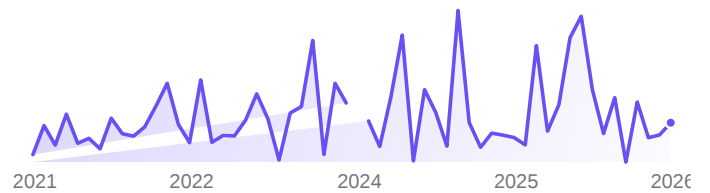
Sellers who sold at a gain

20%



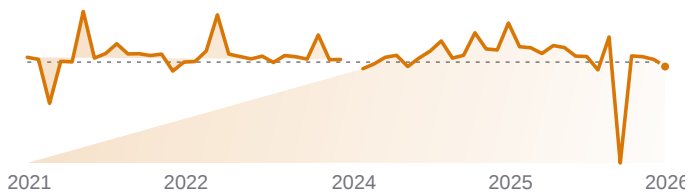
Typical hold before selling

5.5 yrs



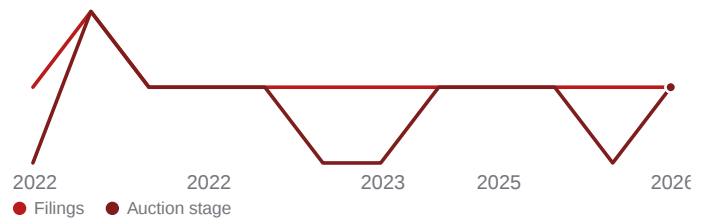
Median annualized return at resale

-2.9%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	4,221
Median value (AVM)	\$122K
Median size	18,000 ft²
Single family	48%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	68%
Underwater (LTV 125% or more)	3.3%
Owner occupied	66%
Company owned	13%
Median loan-to-value	8%
Typical ownership tenure	24.9 yrs

COMMUNITY

Population	7,863
Density	18 / mi²
Median household income	\$63K
Average household income	\$76K
Crime index (US avg 100)	124
Air pollution index (US avg 100)	83
Earthquake index (US avg 100)	231
Homes occupied	89%
Bachelor's or higher	9%
Poverty rate	13.2%
Unemployment	1.5%
Average temp	56°F
Annual precip	44 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.