

Hancock County, IL

County · IL · Illinois

BUYER'S MARKET

\$96K

MEDIAN SALE PRICE

-4.5%

1-YR CHANGE

257

SALES (12 MO)

\$87K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 38 / 100



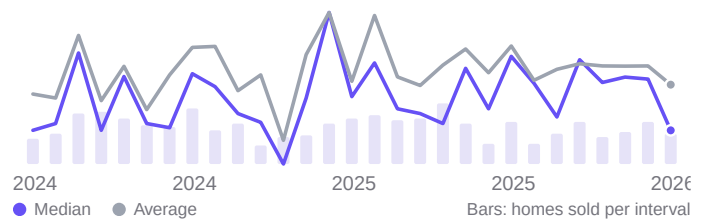
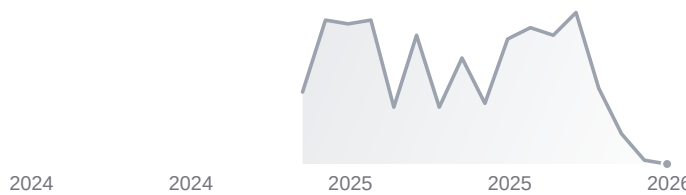
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

38 / 100

Sale prices

Median \$70K · Average \$104K

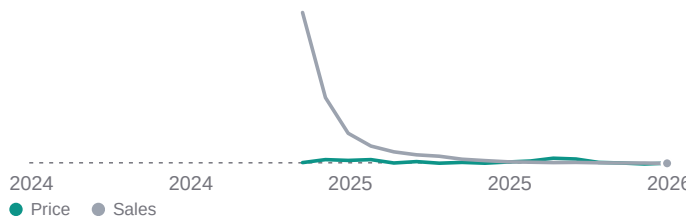


Growth (year over year)

Price -4.5% · Sales -5.5%

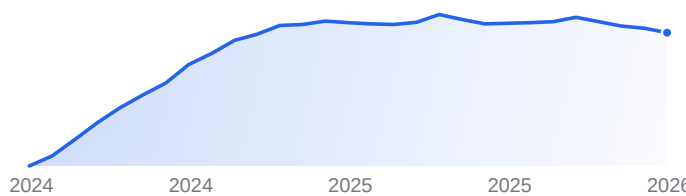
Sale premium vs estimated value

-0.0%



Annual turnover (share of homes sold)

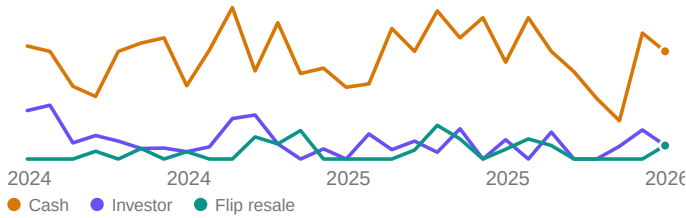
3.6%



BUYERS & OUTCOMES

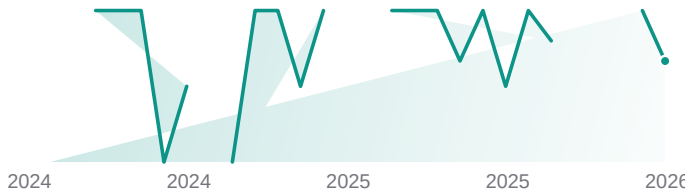
Buyer mix

Cash 44% · Investor 5.6% · Flip resale 5.6%



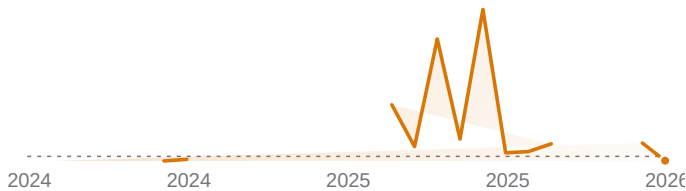
Sellers who sold at a gain

67%

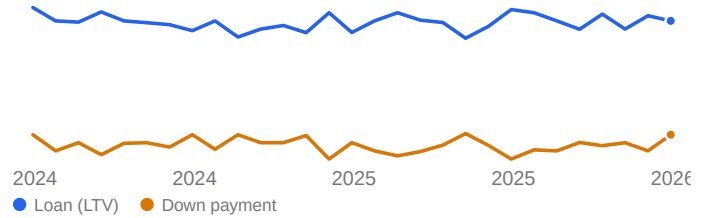


Median annualized return at resale

-4.8%

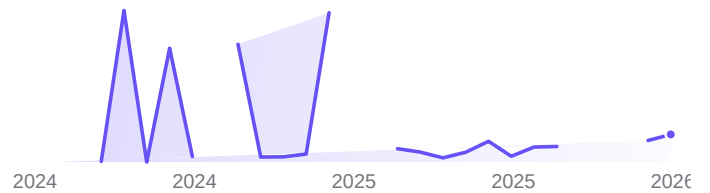


Financing (share of purchase price) Loan (LTV) 90% · Down payment 20%



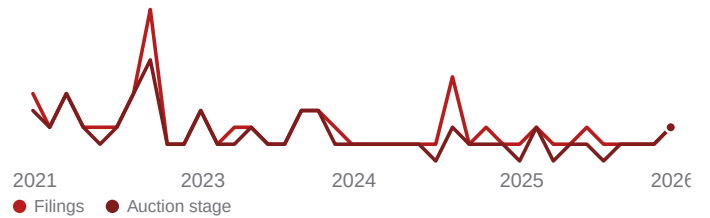
Typical hold before selling

2.2 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	7,162
Median value (AVM)	\$87K
Median size	600 ft²
Single family	100%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	74%
Underwater (LTV 125% or more)	3.1%
Owner occupied	77%
Company owned	7.8%
Median loan-to-value	0%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	17,044
Density	22 / mi²
Median household income	\$62K
Average household income	\$82K
Crime index (US avg 100)	119
Air pollution index (US avg 100)	84
Earthquake index (US avg 100)	31
Homes occupied	85%
Bachelor's or higher	16%
Poverty rate	14.5%
Unemployment	1.2%
Average temp	52°F
Annual precip	38 in
Sunshine	56%

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.