

Jackson County, IL

County · IL · Illinois

STRONG BUYER'S MARKET

\$61K

MEDIAN SALE PRICE

-36.0%

1-YR CHANGE

31

SALES (12 MO)

\$124K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 1 / 100



Buyer's market

Balanced

Seller's market

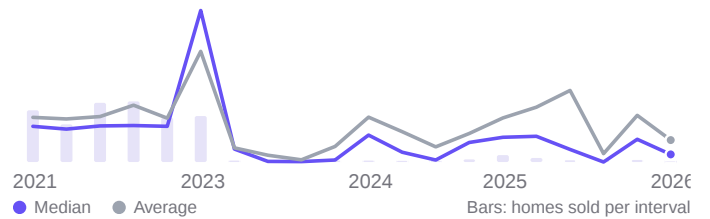
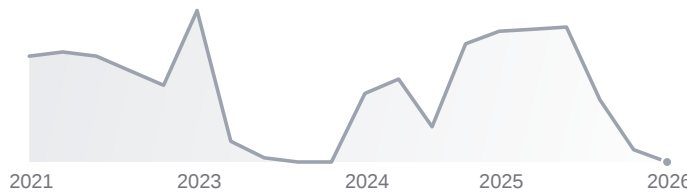
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

1 / 100

Sale prices

Median \$43K · Average \$81K

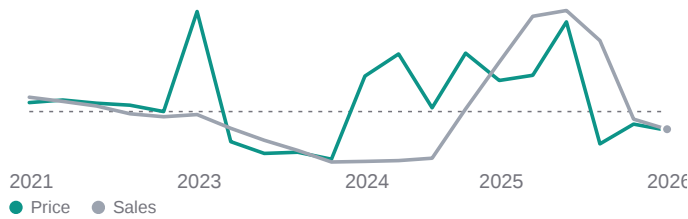


Growth (year over year)

Price -36.0% · Sales -34.0%

Price per square foot

\$79/ft²

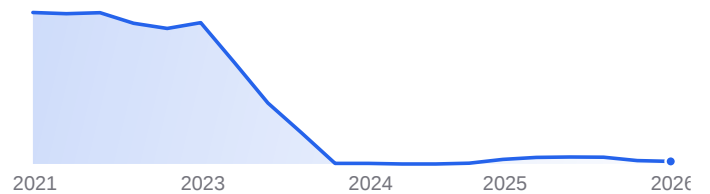


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

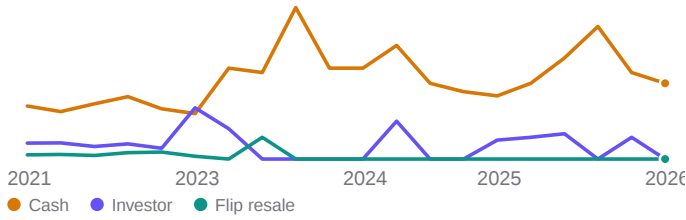
0.2%



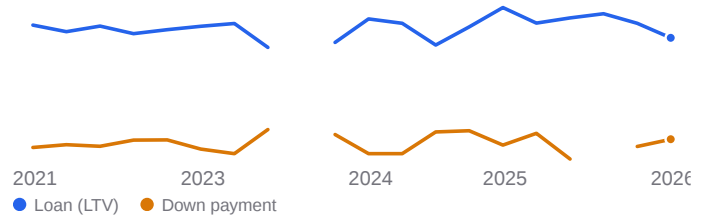
BUYERS & OUTCOMES

Buyer mix

Cash 50% · Investor 0% · Flip resale 0%

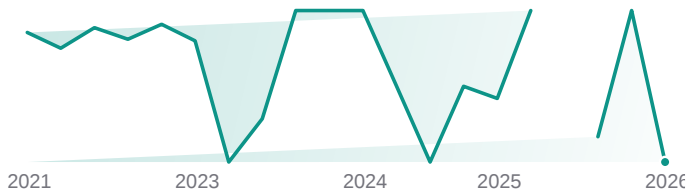


Financing (share of purchase price) Loan (LTV) 85% · Down payment 15%



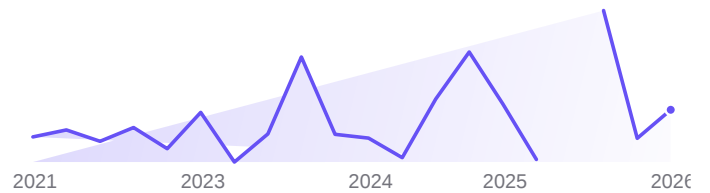
Sellers who sold at a gain

0%



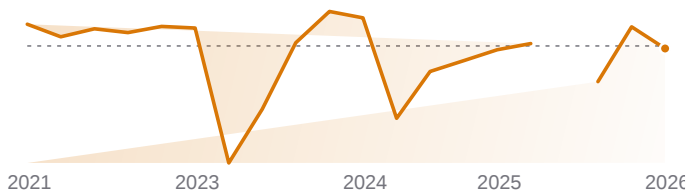
Typical hold before selling

5.5 yrs



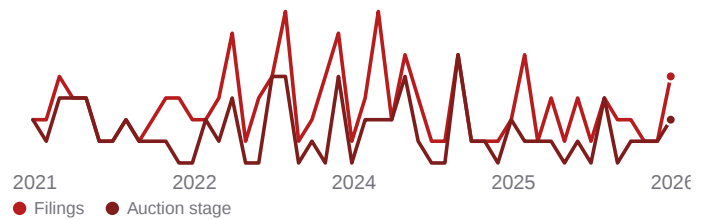
Median annualized return at resale

-1.0%



Preforeclosure filings

Filings 4 · Auction stage 2



HOUSING STOCK

Homes	17,539
Median value (AVM)	\$124K
Median size	1,224 ft²
Median bedrooms	3
Median year built	1963
Single family	85%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	60%
Underwater (LTV 125% or more)	4.0%
Owner occupied	76%
Company owned	15%
Median loan-to-value	27%
Typical ownership tenure	10.1 yrs

COMMUNITY

Population	53,115
Density	91 / mi²
Median household income	\$49K
Average household income	\$72K
Crime index (US avg 100)	106
Air pollution index (US avg 100)	85
Earthquake index (US avg 100)	280
Homes occupied	84%
Bachelor's or higher	21%
Poverty rate	18.9%
Unemployment	1.4%
Average temp	57°F
Annual precip	46 in
Sunshine	59%

Market metrics are derived from recorded arms-length deeds through July 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.