

Massac County, IL

County · IL · Illinois

BALANCED MARKET

\$116K

MEDIAN SALE PRICE

+25.3%

1-YR CHANGE

180

SALES (12 MO)

\$115K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 43 / 100



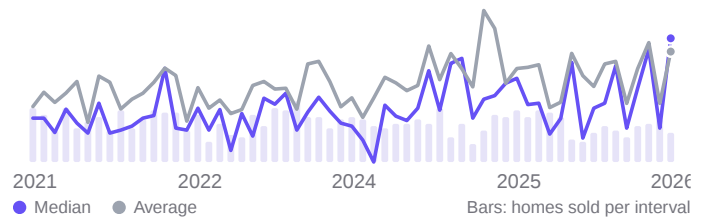
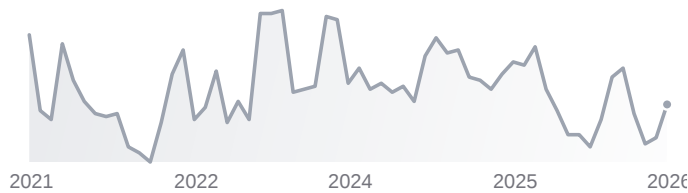
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

43 / 100

Sale prices

Median \$150K · Average \$137K

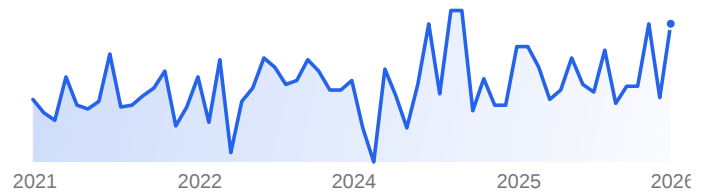
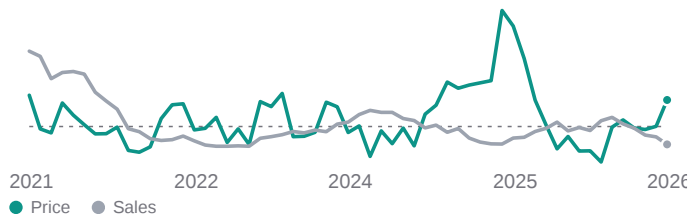


Growth (year over year)

Price +25.3% · Sales -17.1%

Price per square foot

\$99/ft²

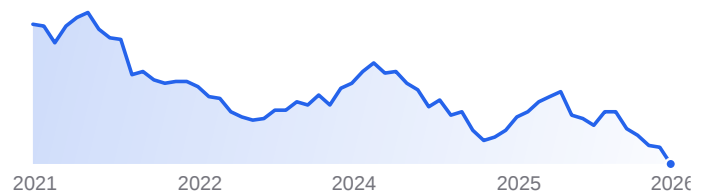
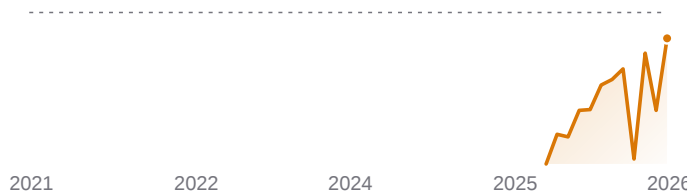


Sale premium vs estimated value

-2.2%

Annual turnover (share of homes sold)

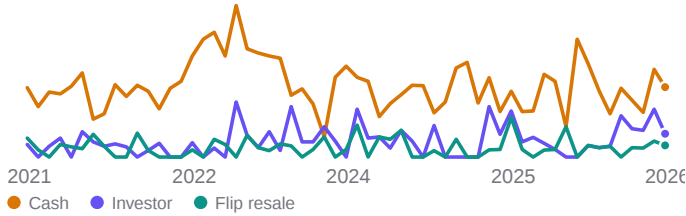
3.0%



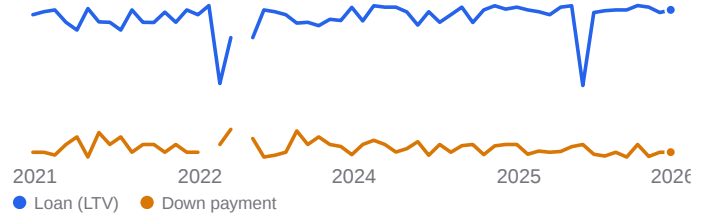
BUYERS & OUTCOMES

Buyer mix

Cash 46% · Investor 15% · Flip resale 7.7%

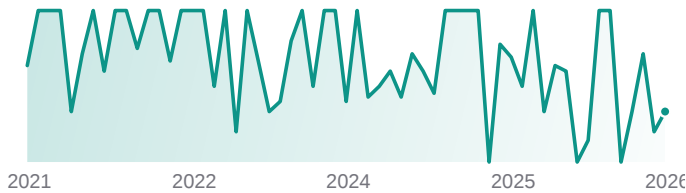


Financing (share of purchase price) Loan (LTV) 98% · Down payment 5.0%



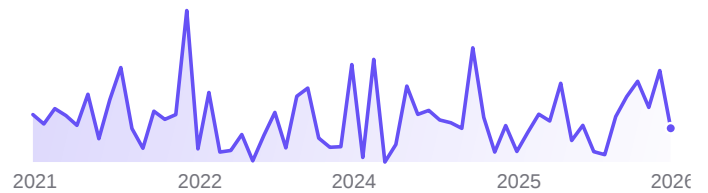
Sellers who sold at a gain

67%



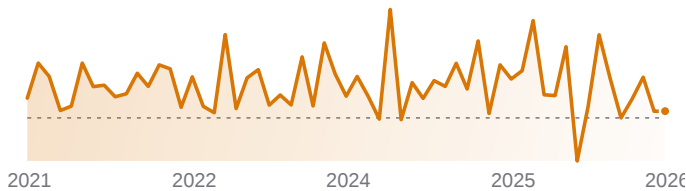
Typical hold before selling

3.0 yrs



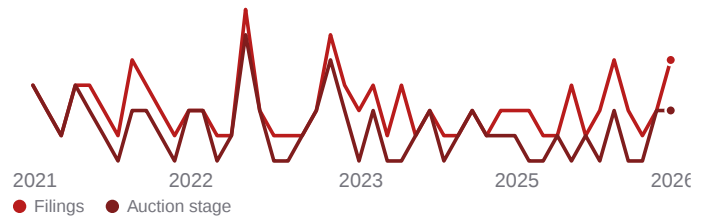
Median annualized return at resale

+1.3%



Preforeclosure filings

Filings 4 · Auction stage 2



HOUSING STOCK

Homes	5,971
Median value (AVM)	\$115K
Median size	1,280 ft²
Median bedrooms	3
Median year built	1969
Single family	87%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	59%
Underwater (LTV 125% or more)	4.5%
Owner occupied	68%
Company owned	7.2%
Median loan-to-value	29%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	13,671
Density	58 / mi²
Median household income	\$61K
Average household income	\$73K
Crime index (US avg 100)	119
Air pollution index (US avg 100)	84
Earthquake index (US avg 100)	464
Homes occupied	85%
Bachelor's or higher	11%
Poverty rate	13.0%
Unemployment	1.0%
Average temp	58°F
Annual precip	48 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.