

Monroe County, IL

County · IL · Illinois

SELLER'S MARKET

\$292K

MEDIAN SALE PRICE

+5.6%

1-YR CHANGE

455

SALES (12 MO)

\$300K

MEDIAN VALUE (AVM)

Market temperature

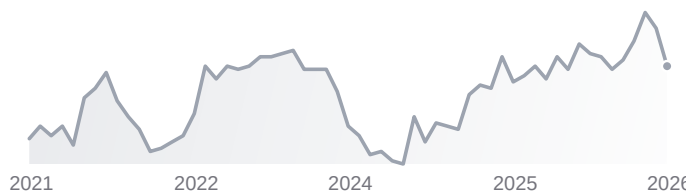
Seller's market · 60 / 100



MARKET TRENDS (5 YEARS)

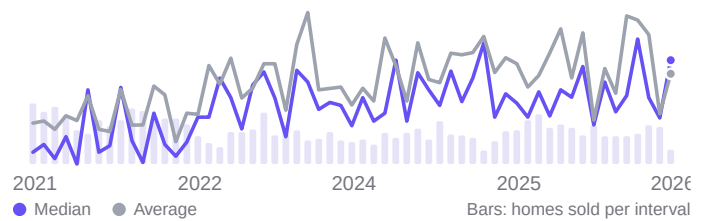
Market temperature (0–100)

60 / 100



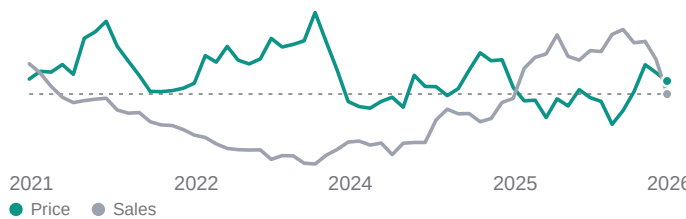
Sale prices

Median \$333K · Average \$316K



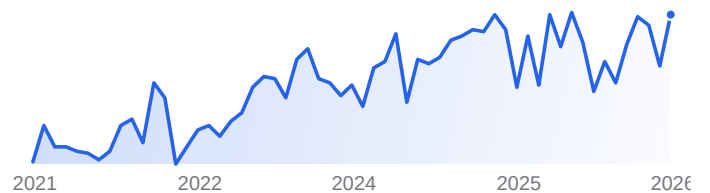
Growth (year over year)

Price +5.6% · Sales +0.0%



Price per square foot

\$231/ft²



Sale premium vs estimated value

+0.0%



Annual turnover (share of homes sold)

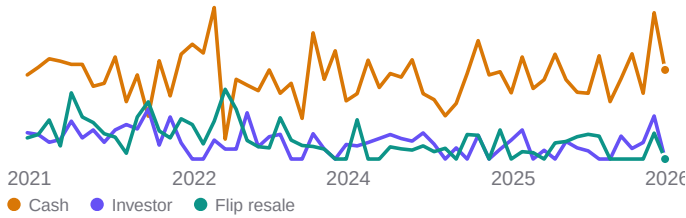
3.2%



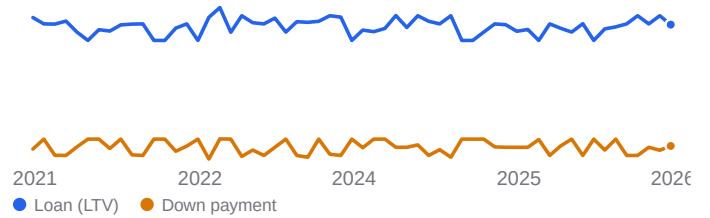
BUYERS & OUTCOMES

Buyer mix

Cash 24% · Investor 0% · Flip resale 0%

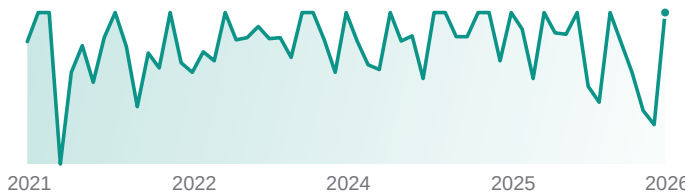


Financing (share of purchase price) Loan (LTV) 90% · Down payment 16%



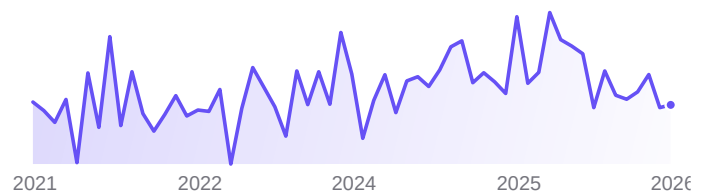
Sellers who sold at a gain

100%



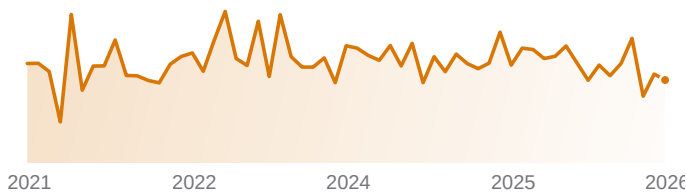
Typical hold before selling

5.0 yrs



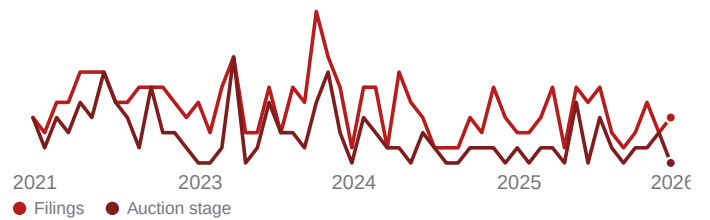
Median annualized return at resale

+4.9%



Preforeclosure filings

Filings 3 · Auction stage 0



HOUSING STOCK

Homes	14,074
Median value (AVM)	\$300K
Median size	1,485 ft²
Median bedrooms	3
Median year built	1989
Single family	93%
Condos	3.0%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	46%
Underwater (LTV 125% or more)	4.6%
Owner occupied	84%
Company owned	23%
Median loan-to-value	54%

Typical ownership tenure

126.6 yrs

COMMUNITY

Population	35,135
Density	91 / mi²
Median household income	\$102K
Average household income	\$122K
Crime index (US avg 100)	105
Air pollution index (US avg 100)	92
Earthquake index (US avg 100)	166
Homes occupied	94%
Bachelor's or higher	26%
Poverty rate	4.8%
Unemployment	1.0%
Average temp	56°F
Annual precip	41 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.