

Morgan County, IL

County · IL · Illinois

SELLER'S MARKET

\$146K

MEDIAN SALE PRICE

+1.0%

1-YR CHANGE

571

SALES (12 MO)

\$128K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 61 / 100



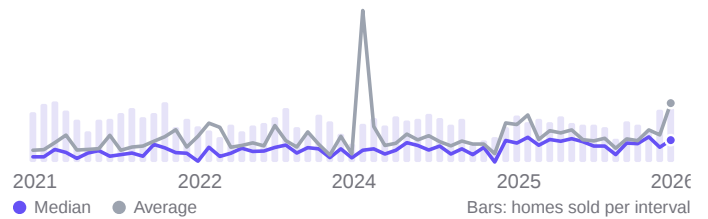
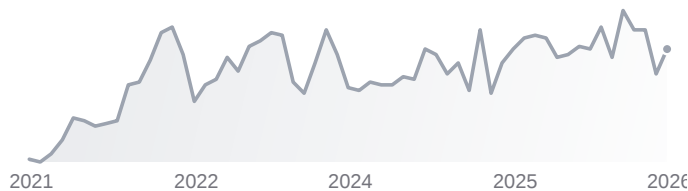
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

61 / 100

Sale prices

Median \$150K · Average \$277K

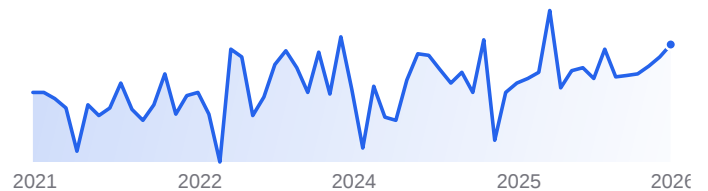
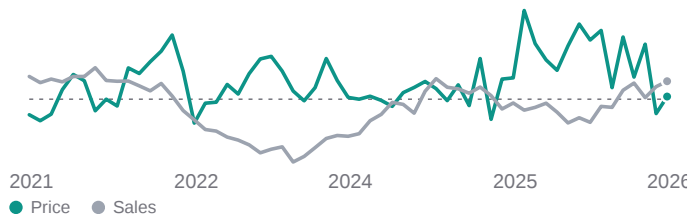


Growth (year over year)

Price +1.0% · Sales +6.7%

Price per square foot

\$131/ft²

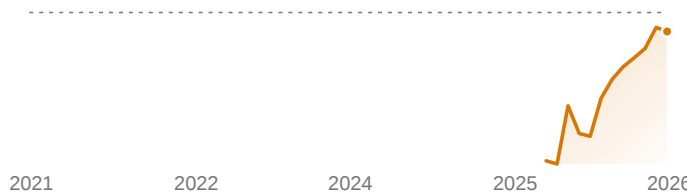


Sale premium vs estimated value

-0.9%

Annual turnover (share of homes sold)

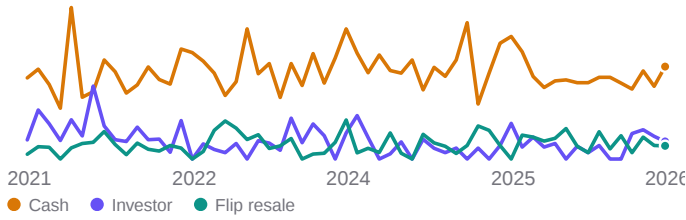
4.5%



BUYERS & OUTCOMES

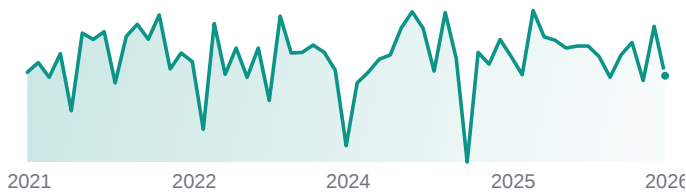
Buyer mix

Cash 32% · Investor 6.2% · Flip resale 4.6%



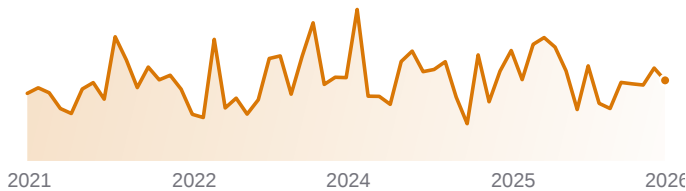
Sellers who sold at a gain

80%

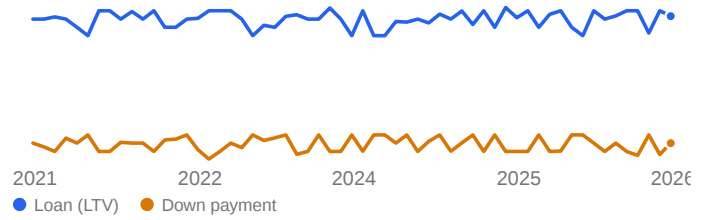


Median annualized return at resale

+4.3%

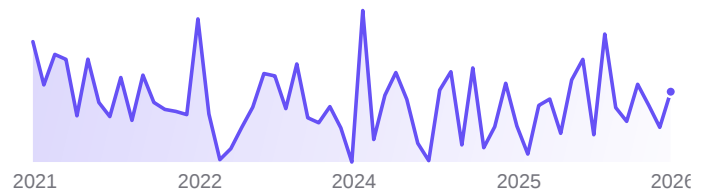


Financing (share of purchase price) Loan (LTV) 92% · Down payment 15%



Typical hold before selling

6.2 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	12,688
Median value (AVM)	\$128K
Median size	1,144 ft²
Median year built	1952
Single family	85%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	51%
Underwater (LTV 125% or more)	4.8%
Owner occupied	79%
Company owned	15%
Median loan-to-value	50%
Typical ownership tenure	8.1 yrs

COMMUNITY

Population	32,502
Density	57 / mi²
Median household income	\$65K
Average household income	\$83K
Crime index (US avg 100)	111
Air pollution index (US avg 100)	76
Earthquake index (US avg 100)	52
Homes occupied	90%
Bachelor's or higher	17%
Poverty rate	11.9%
Unemployment	1.1%
Average temp	53°F
Annual precip	38 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.