

Perry County, IL

County · IL · Illinois

BALANCED MARKET

\$84K

MEDIAN SALE PRICE

-4.0%

1-YR CHANGE

113

SALES (12 MO)

\$104K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 42 / 100



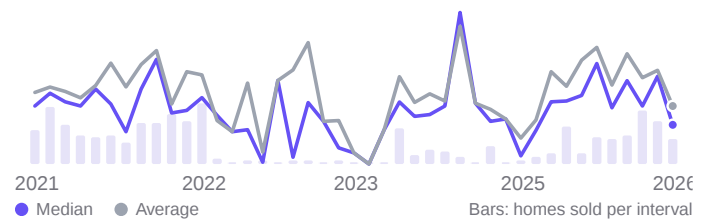
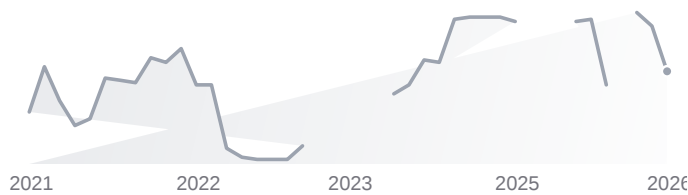
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

42 / 100

Sale prices

Median \$58K · Average \$80K

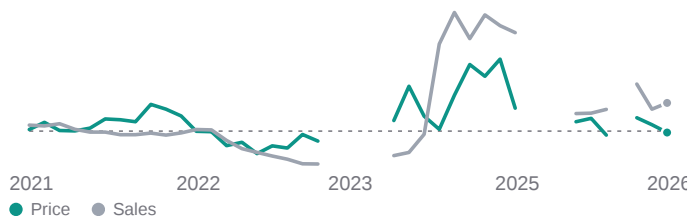


Growth (year over year)

Price -4.0% · Sales +82.3%

Price per square foot

\$51/ft²

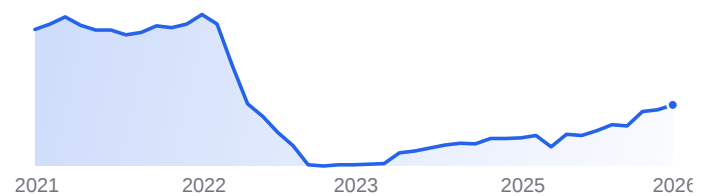
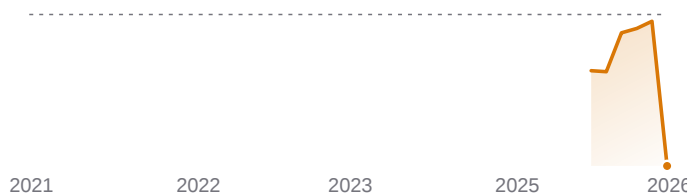


Sale premium vs estimated value

-19.5%

Annual turnover (share of homes sold)

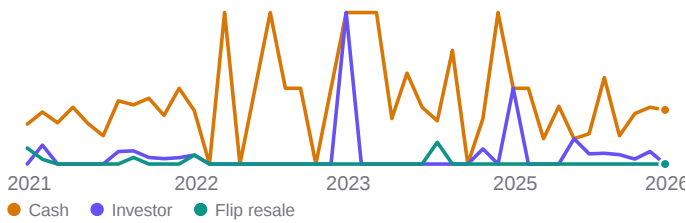
1.6%



BUYERS & OUTCOMES

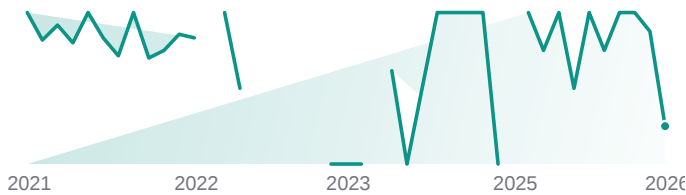
Buyer mix

Cash 36% · Investor 0% · Flip resale 0%



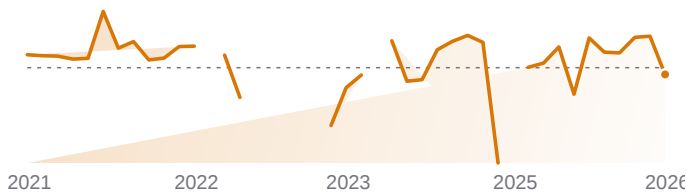
Sellers who sold at a gain

25%

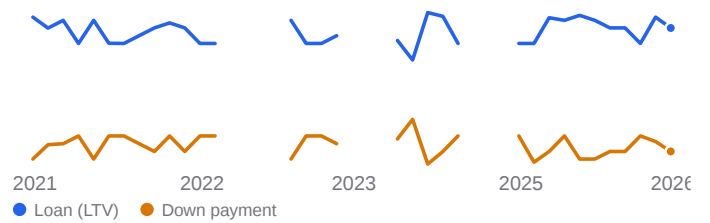


Median annualized return at resale

-1.9%

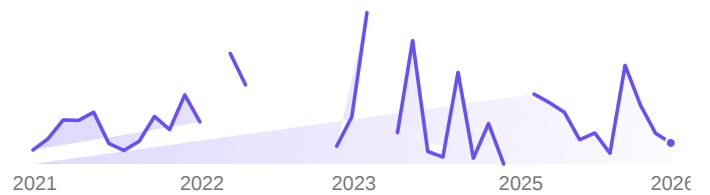


Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



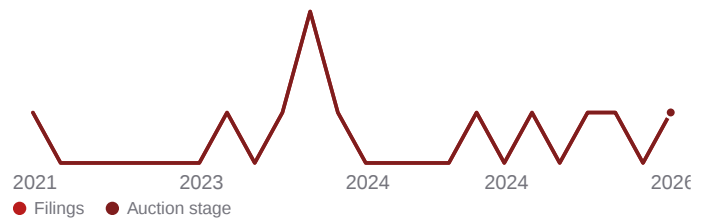
Typical hold before selling

4.7 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	6,899
Median value (AVM)	\$104K
Median size	1,248 ft²
Median year built	2002
Single family	100%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	61%
Underwater (LTV 125% or more)	4.7%
Owner occupied	97%
Company owned	6.4%
Median loan-to-value	37%
Typical ownership tenure	11.0 yrs

COMMUNITY

Population	20,355
Density	46 / mi²
Median household income	\$60K
Average household income	\$73K
Crime index (US avg 100)	115
Air pollution index (US avg 100)	84
Earthquake index (US avg 100)	215
Homes occupied	88%
Bachelor's or higher	7%
Poverty rate	13.2%
Unemployment	1.1%
Average temp	56°F
Annual precip	43 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.