

Washington County, IL

County · IL · Illinois

BALANCED MARKET

\$150K

MEDIAN SALE PRICE

+36.4%

1-YR CHANGE

92

SALES (12 MO)

\$136K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 46 / 100



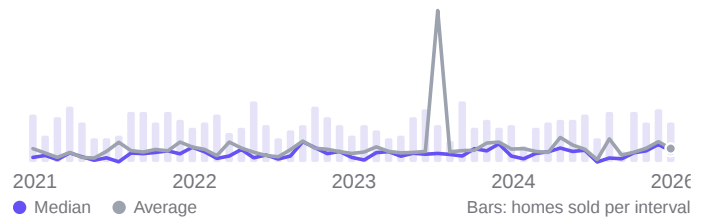
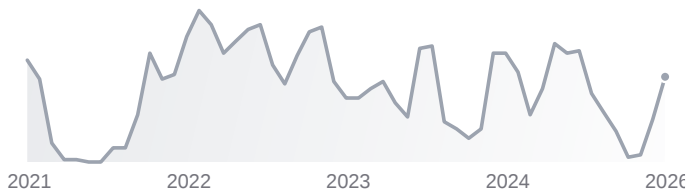
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

46 / 100

Sale prices

Median \$134K · Average \$151K

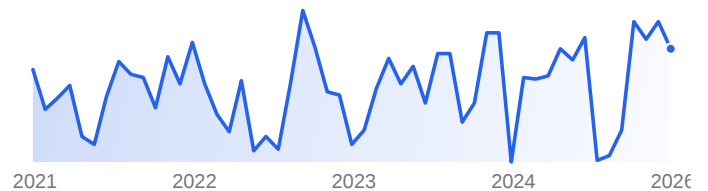
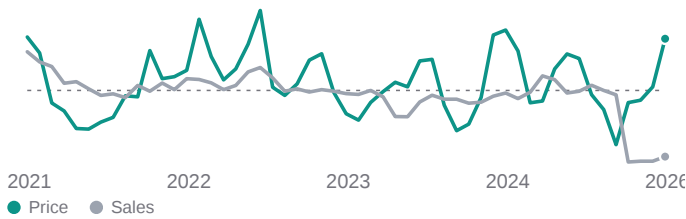


Growth (year over year)

Price +36.4% · Sales -46.5%

Price per square foot

\$119/ft²

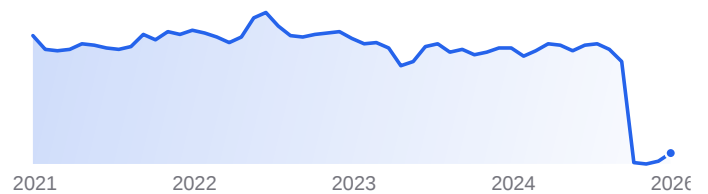


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

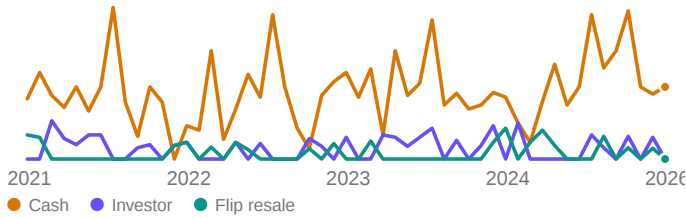
1.4%



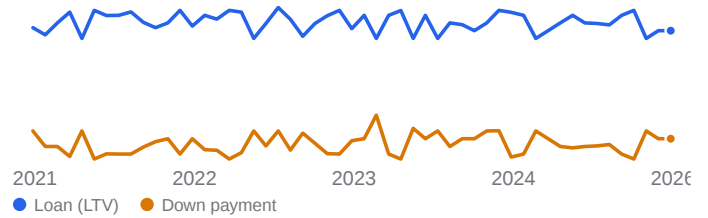
BUYERS & OUTCOMES

Buyer mix

Cash 33% · Investor 0% · Flip resale 0%

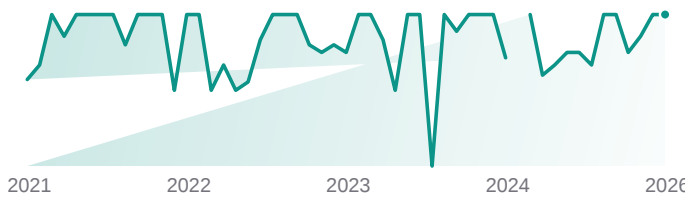


Financing (share of purchase price) Loan (LTV) 85% · Down payment 15%



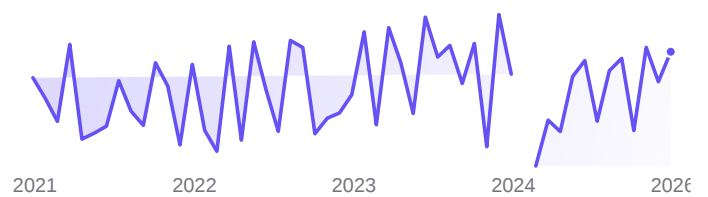
Sellers who sold at a gain

100%



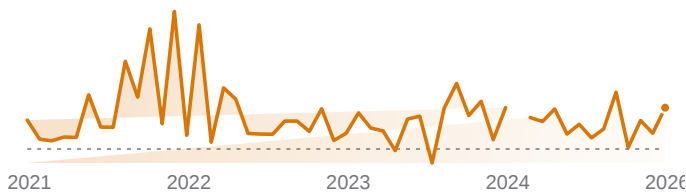
Typical hold before selling

4.9 yrs



Median annualized return at resale

+10.6%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	6,467
Median value (AVM)	\$136K
Median size	1,380 ft²
Median bedrooms	3
Median year built	1970
Single family	92%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	60%
Underwater (LTV 125% or more)	4.4%
Owner occupied	76%
Company owned	13%
Median loan-to-value	26%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	13,587
Density	24 / mi²
Median household income	\$75K
Average household income	\$93K
Crime index (US avg 100)	110
Air pollution index (US avg 100)	86
Earthquake index (US avg 100)	184
Homes occupied	87%
Bachelor's or higher	17%
Poverty rate	8.6%
Unemployment	1.3%
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.