

Nilwood

City · IL · Illinois › Macoupin County

\$15K

MEDIAN SALE PRICE

2

SALES (12 MO)

\$66K

MEDIAN VALUE (AVM)

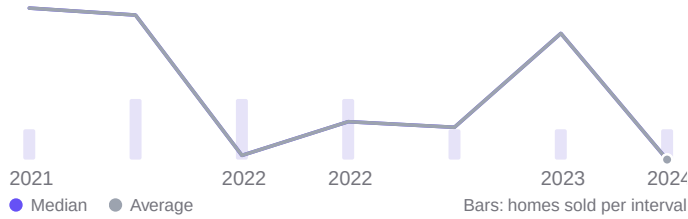
MARKET TRENDS (5 YEARS)

Sale prices

Median \$15K · Average \$15K

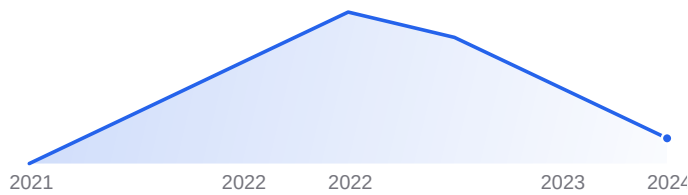
Growth (year over year)

Price +263.6% · Sales -20.0%



Annual turnover (share of homes sold)

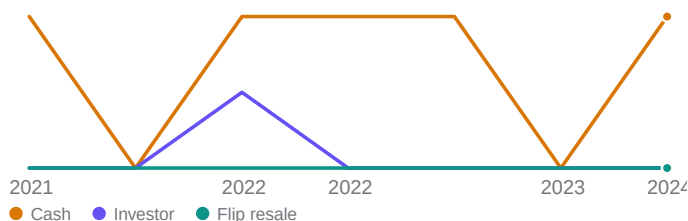
1.8%



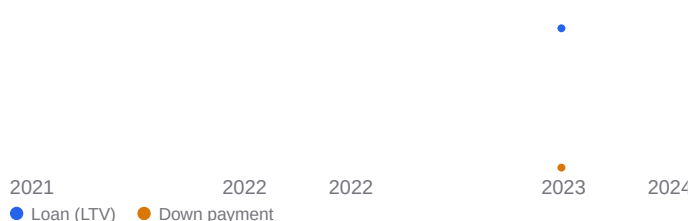
BUYERS & OUTCOMES

Buyer mix

Cash 100% · Investor 0% · Flip resale 0%

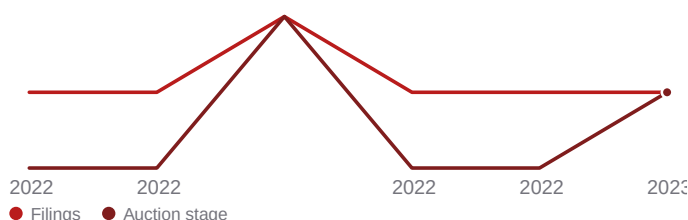


Financing (share of purchase price) Loan (LTV) 88% · Down payment 12%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	111
Median value (AVM)	\$66K
Single family	100%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	74%
Underwater (LTV 125% or more)	4.3%
Owner occupied	65%
Company owned	7.2%
Median loan-to-value	0%
Typical ownership tenure	18.5 yrs

COMMUNITY

Population	191
Density	410 / mi ²
Median household income	\$91K
Average household income	\$92K
Crime index (US avg 100)	162
Air pollution index (US avg 100)	115

Earthquake index (US avg 100)	92
Homes occupied	90%
Bachelor's or higher	12%
Poverty rate	4.2%
Unemployment	1.3%
Average temp	54°F
Annual precip	38 in
Sunshine	59%

Market metrics are derived from recorded arms-length deeds through April 2024, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.