

Andalusia 61232

ZIP code · IL · Illinois · Rock Island County · Andalusia

STRONG SELLER'S MARKET

\$149K

MEDIAN SALE PRICE

+10.8%

1-YR CHANGE

27

SALES (12 MO)

\$210K

MEDIAN VALUE (AVM)

Market temperature

Strong seller's market · 80 / 100

Buyer's market

Balanced

Seller's market

MARKET TRENDS (5 YEARS)

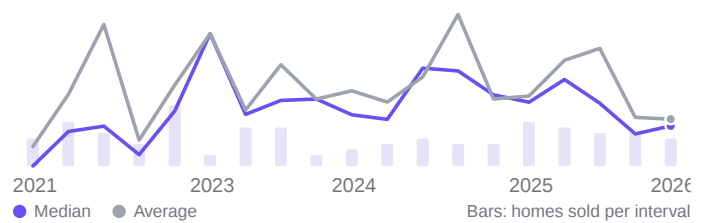
Market temperature (0-100)

80 / 100



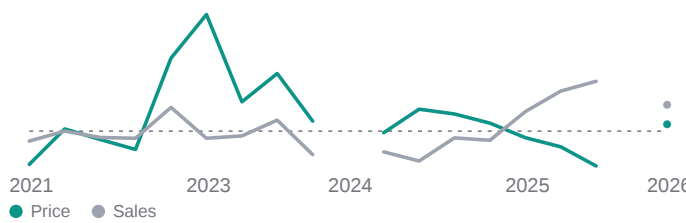
Sale prices

Median \$140K · Average \$153K



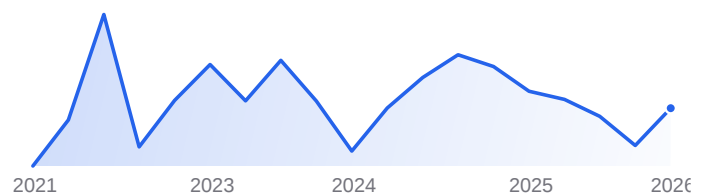
Growth (year over year)

Price +10.8% · Sales +42.1%



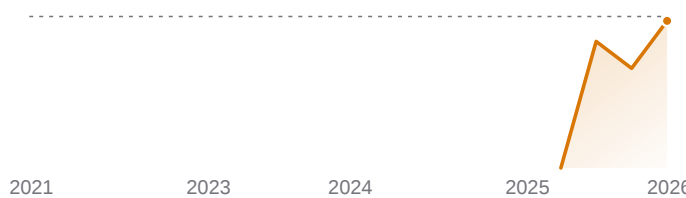
Price per square foot

\$121/ft²



Sale premium vs estimated value

-1.4%



Annual turnover (share of homes sold)

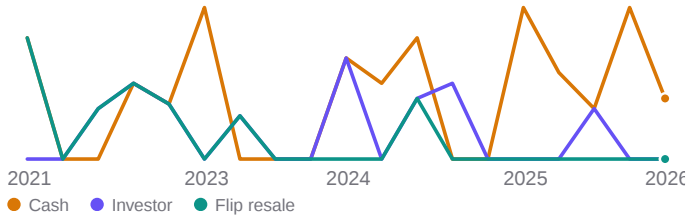
4.7%



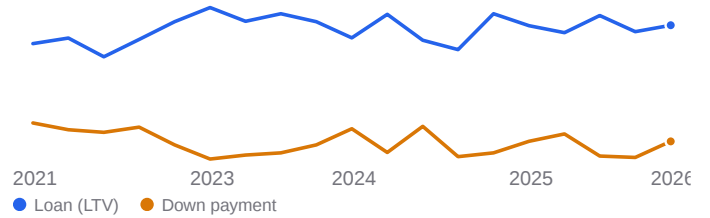
BUYERS & OUTCOMES

Buyer mix

Cash 20% · Investor 0% · Flip resale 0%

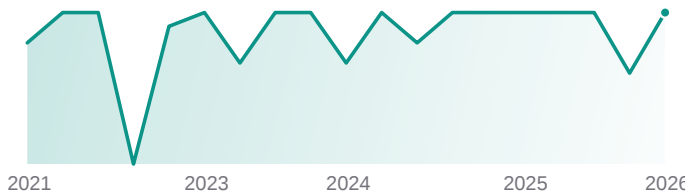


Financing (share of purchase price) Loan (LTV) 88% · Down payment 12%



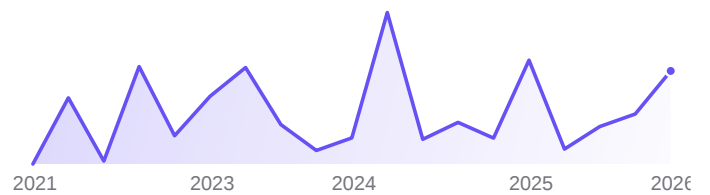
Sellers who sold at a gain

100%



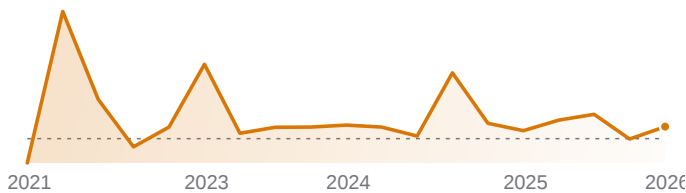
Typical hold before selling

11.0 yrs



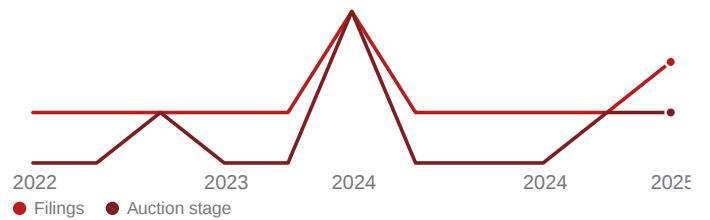
Median annualized return at resale

+4.6%



Preforeclosure filings

Filings 2 · Auction stage 1



HOUSING STOCK

Homes	576
Median value (AVM)	\$210K
Median size	1,287 ft²
Median year built	1970
Single family	98%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	40%
Underwater (LTV 125% or more)	3.4%
Owner occupied	89%
Company owned	11%
Median loan-to-value	60%
Typical ownership tenure	18.7 yrs

COMMUNITY

Population	633
Density	192 / mi²
Median household income	\$82K
Average household income	\$103K
Crime index (US avg 100)	87
Air pollution index (US avg 100)	85
Earthquake index (US avg 100)	29
Homes occupied	98%
Bachelor's or higher	10%
Poverty rate	7.0%
Unemployment	1.8%
Average temp	50°F
Annual precip	36 in
Sunshine	55%

Market metrics are derived from recorded arms-length deeds through April 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.