

Berwick 61417

ZIP code · IL · Illinois · Warren County

\$288K

MEDIAN SALE PRICE

4

SALES (12 MO)

\$65K

MEDIAN VALUE (AVM)

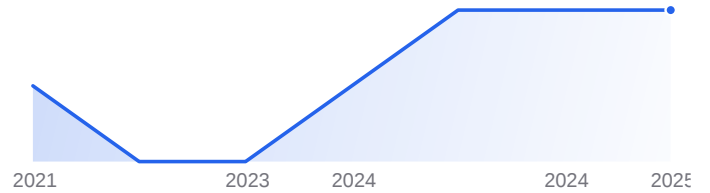
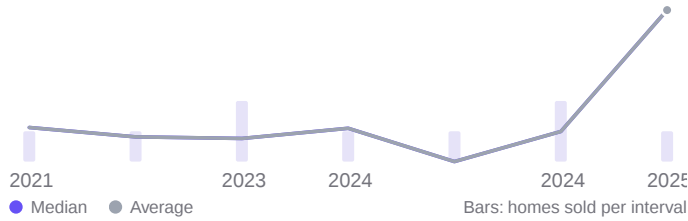
MARKET TRENDS (5 YEARS)

Sale prices

Median \$288K · Average \$288K

Annual turnover (share of homes sold)

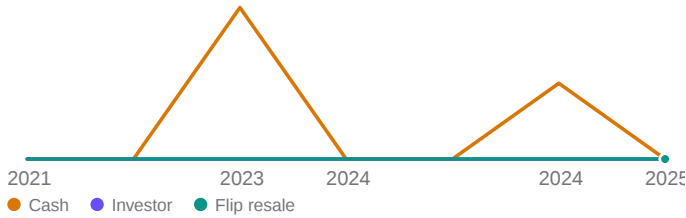
4.8%



BUYERS & OUTCOMES

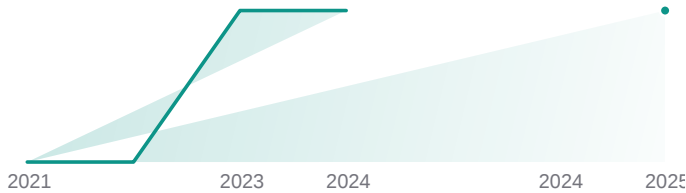
Buyer mix

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



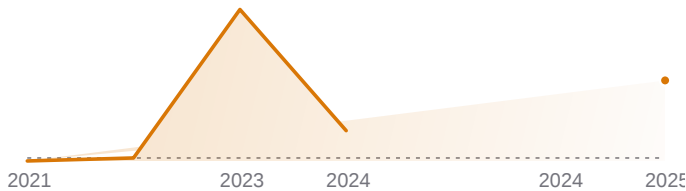
Sellers who sold at a gain

100%

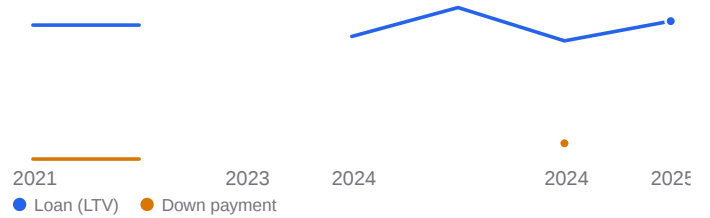


Median annualized return at resale

+10.6%

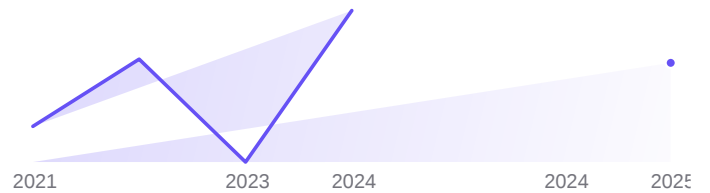


Financing (share of purchase price) Loan (LTV) 101% · Down payment 13%



Typical hold before selling

10.1 yrs



HOUSING STOCK

Homes	83
Median value (AVM)	\$65K
Single family	100%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	55%
Underwater (LTV 125% or more)	4.5%
Owner occupied	76%
Company owned	2.4%
Median loan-to-value	39%
Typical ownership tenure	20.4 yrs

COMMUNITY

Population	192
Density	7 / mi²
Median household income	\$74K
Average household income	\$86K
Crime index (US avg 100)	125
Air pollution index (US avg 100)	72
Earthquake index (US avg 100)	32
Homes occupied	86%
Bachelor's or higher	7%
Poverty rate	19.8%
Unemployment	1.7%
Average temp	51°F
Annual precip	37 in
Sunshine	56%

Market metrics are derived from recorded arms-length deeds through April 2025, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.