

# Smithshire 61478

ZIP code · IL · Illinois · Warren County

**\$20K**

MEDIAN SALE PRICE

**1**

SALES (12 MO)

**\$97K**

MEDIAN VALUE (AVM)

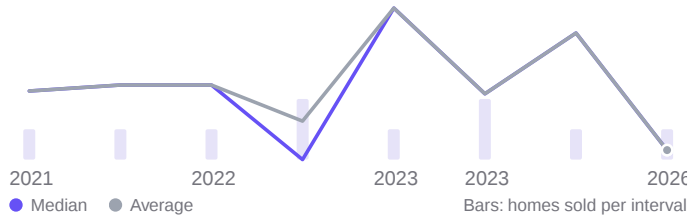
## MARKET TRENDS (5 YEARS)

Sale prices

Median \$20K · Average \$20K

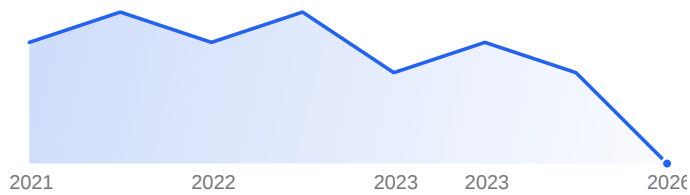
Growth (year over year)

Price -41.7% · Sales +66.7%



Annual turnover (share of homes sold)

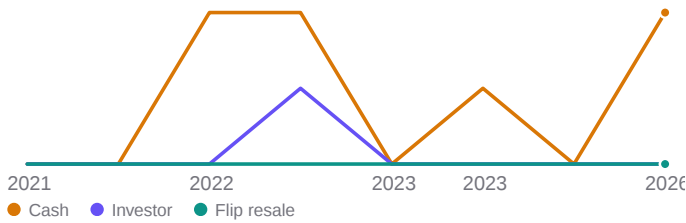
1.0%



## BUYERS & OUTCOMES

### Buyer mix

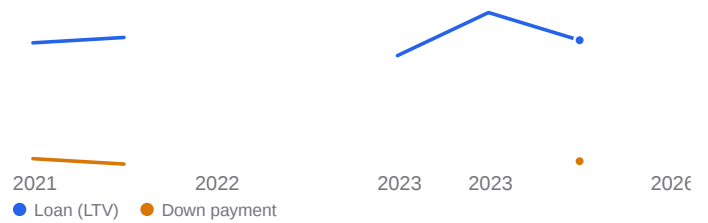
Cash 100% · Investor 0% · Flip resale 0%



### Sellers who sold at a gain

100%

### Financing (share of purchase price) Loan (LTV) 97% · Down payment 3.0%

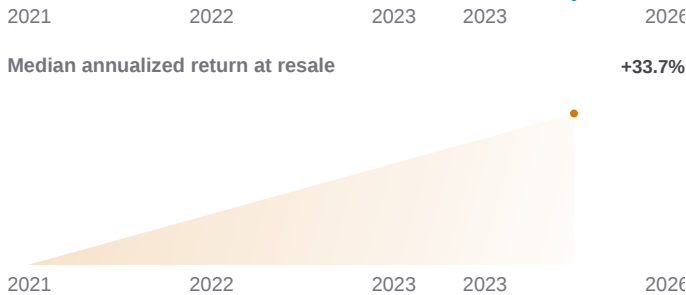


### Typical hold before selling

2.9 yrs

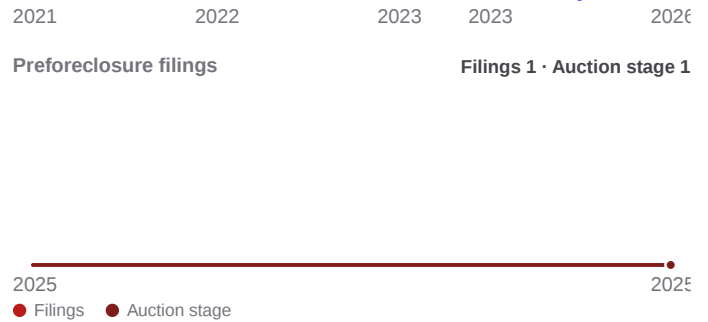
### Median annualized return at resale

+33.7%



### Preforeclosure filings

Filings 1 · Auction stage 1



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 100       |
| Median value (AVM) | \$97K     |
| Median size        | 1,816 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1990      |
| Single family      | 87%       |
| Condos             | 1.0%      |

## EQUITY & OWNERSHIP

|                               |      |
|-------------------------------|------|
| Equity rich (LTV 50% or less) | 51%  |
| Underwater (LTV 125% or more) | 7.2% |
| Owner occupied                | 80%  |
| Company owned                 | 8.0% |
| Median loan-to-value          | 50%  |

Typical ownership tenure

25.8 yrs

## COMMUNITY

|                                  |                     |
|----------------------------------|---------------------|
| Population                       | 345                 |
| Density                          | 8 / mi <sup>2</sup> |
| Median household income          | \$78K               |
| Average household income         | \$91K               |
| Crime index (US avg 100)         | 134                 |
| Air pollution index (US avg 100) | 72                  |
| Earthquake index (US avg 100)    | 31                  |
| Homes occupied                   | 86%                 |
| Bachelor's or higher             | 9%                  |
| Poverty rate                     | 15.7%               |
| Unemployment                     | 1.6%                |
| Average temp                     | 51°F                |
| Annual precip                    | 37 in               |
| Sunshine                         | 56%                 |

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