

Williamsfield 61489

ZIP code · IL · Illinois · Knox County · Williamsfield

BUYER'S MARKET

\$73K

MEDIAN SALE PRICE

-23.6%

1-YR CHANGE

13

SALES (12 MO)

\$124K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 24 / 100



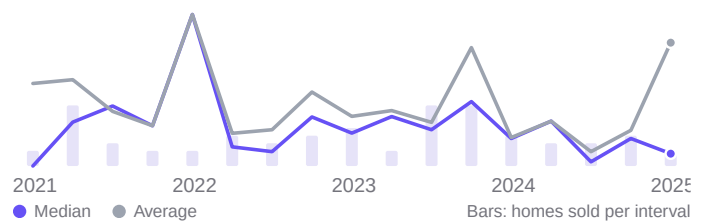
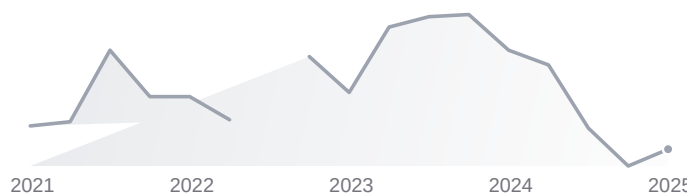
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

24 / 100

Sale prices

Median \$58K · Average \$265K

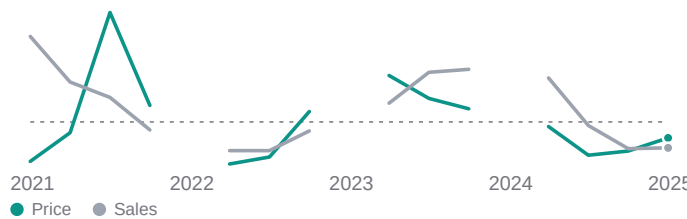


Growth (year over year)

Price -23.6% · Sales -38.1%

Price per square foot

\$74/ft²

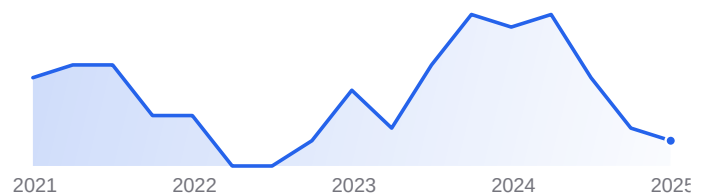
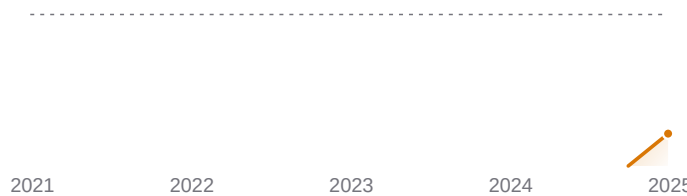


Sale premium vs estimated value

-1.4%

Annual turnover (share of homes sold)

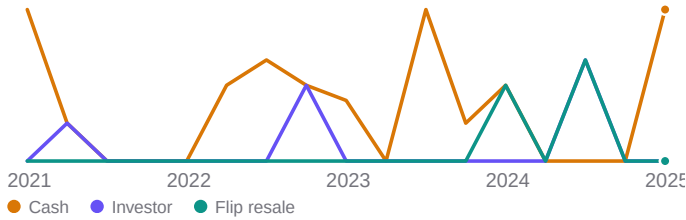
3.0%



BUYERS & OUTCOMES

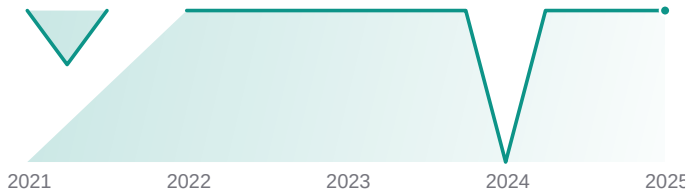
Buyer mix

Cash 50% · Investor 0% · Flip resale 0%



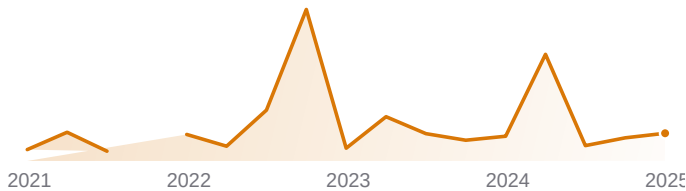
Sellers who sold at a gain

100%



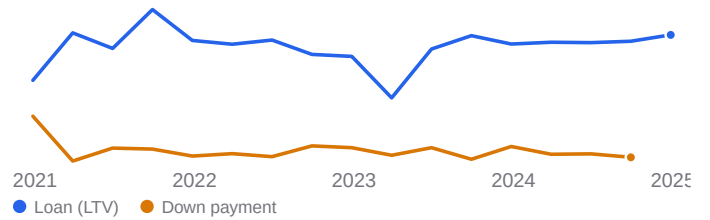
Median annualized return at resale

+8.1%



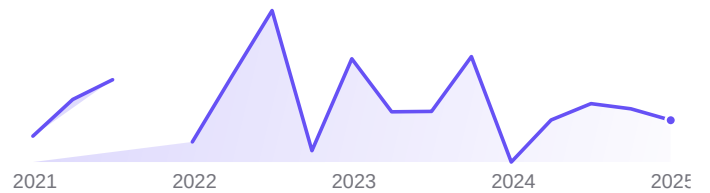
Financing (share of purchase price)

Loan (LTV) 100% · Down payment 3.4%



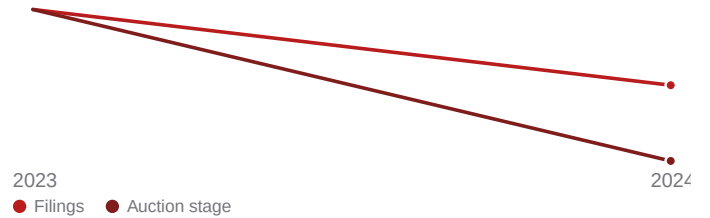
Typical hold before selling

4.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	434
Median value (AVM)	\$124K
Median size	1,196 ft²
Median bedrooms	1
Median year built	1956
Single family	84%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	55%
Underwater (LTV 125% or more)	3.8%
Owner occupied	80%
Company owned	3.9%
Median loan-to-value	41%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	687
Density	14 / mi²
Median household income	\$62K
Average household income	\$84K
Crime index (US avg 100)	103
Air pollution index (US avg 100)	86
Earthquake index (US avg 100)	30
Homes occupied	81%
Bachelor's or higher	18%
Poverty rate	9.1%
Unemployment	1.6%
Average temp	50°F
Annual precip	37 in
Sunshine	56%

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