

Woodhull 61490

ZIP code · IL · Illinois > Henry County > Woodhull

BUYER'S MARKET

\$128K

MEDIAN SALE PRICE

-22.6%

1-YR CHANGE

21

SALES (12 MO)

\$133K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 32 / 100



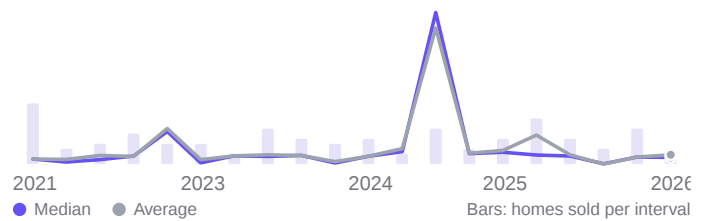
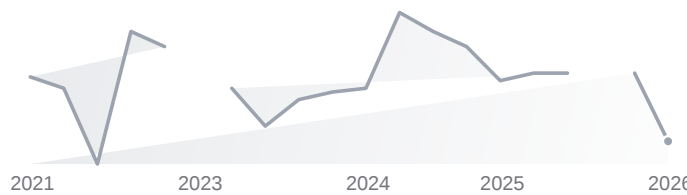
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

32 / 100

Sale prices

Median \$105K · Average \$133K

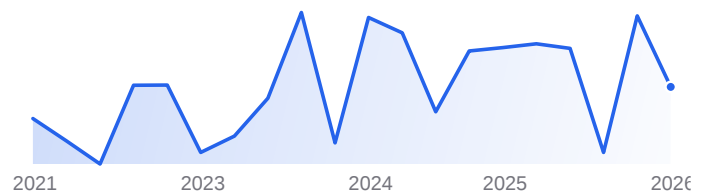
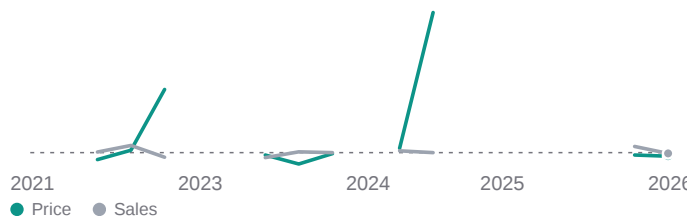


Growth (year over year)

Price -22.6% · Sales -4.5%

Price per square foot

\$77/ft²

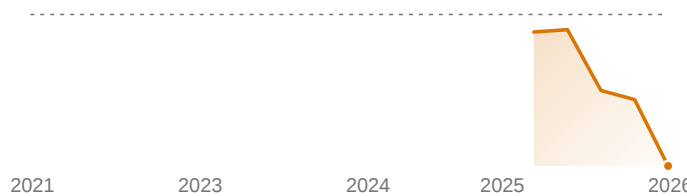


Sale premium vs estimated value

-33.8%

Annual turnover (share of homes sold)

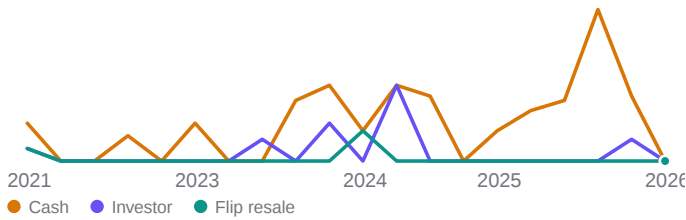
4.1%



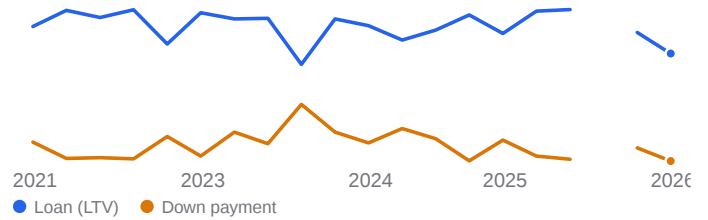
BUYERS & OUTCOMES

Buyer mix

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

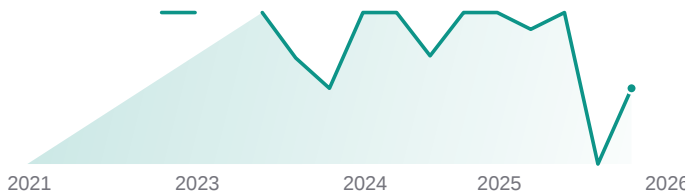


Financing (share of purchase price) Loan (LTV) 69% · Down payment 1.8%



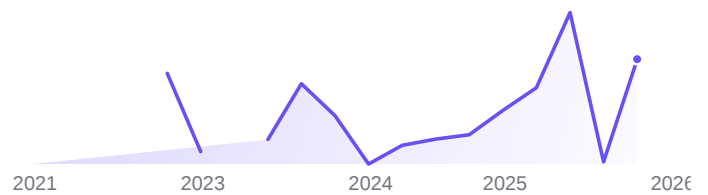
Sellers who sold at a gain

50%



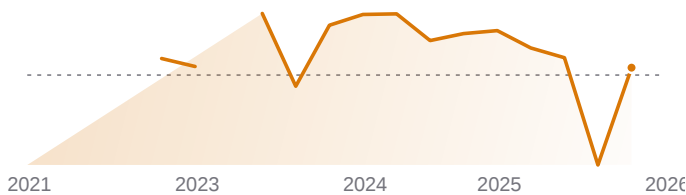
Typical hold before selling

14.0 yrs



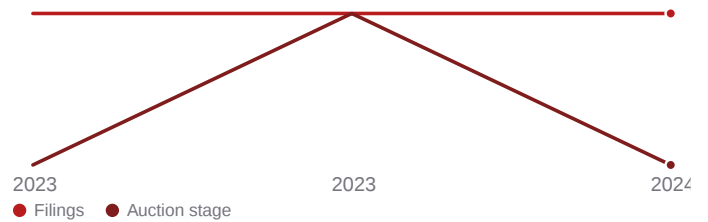
Median annualized return at resale

+1.2%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	509
Median value (AVM)	\$133K
Median size	1,324 ft²
Median bedrooms	3
Median year built	1920
Single family	81%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	49%
Underwater (LTV 125% or more)	5.6%
Owner occupied	76%
Company owned	9.2%
Median loan-to-value	52%
Typical ownership tenure	20.0 yrs

COMMUNITY

Population	716
Density	19 / mi ²
Median household income	\$65K
Average household income	\$82K
Crime index (US avg 100)	118
Air pollution index (US avg 100)	79
Earthquake index (US avg 100)	33
Homes occupied	92%
Bachelor's or higher	21%
Poverty rate	10.0%
Unemployment	1.6%
Average temp	50°F
Annual precip	37 in
Sunshine	55%

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.