

Wapella 61777

ZIP code · IL · Illinois > De Witt County > Wapella

SELLER'S MARKET

\$188K

MEDIAN SALE PRICE

-19.6%

1-YR CHANGE

9

SALES (12 MO)

\$154K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 73 / 100

Buyer's market

Balanced

Seller's market

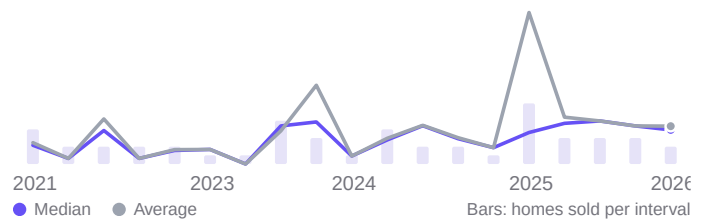
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

73 / 100

Sale prices

Median \$168K · Average \$184K

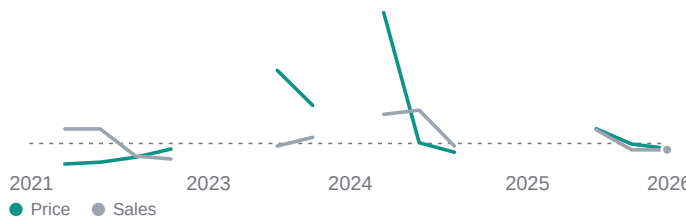


Growth (year over year)

Price -19.6% · Sales -25.0%

Price per square foot

\$154/ft²



Sale premium vs estimated value

+27.7%

Annual turnover (share of homes sold)

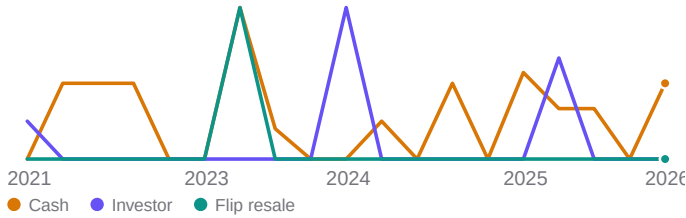
2.2%



BUYERS & OUTCOMES

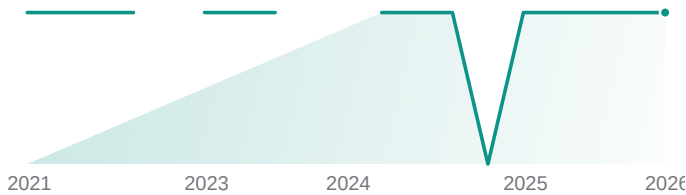
Buyer mix

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



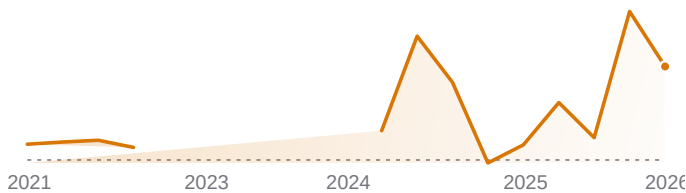
Sellers who sold at a gain

100%

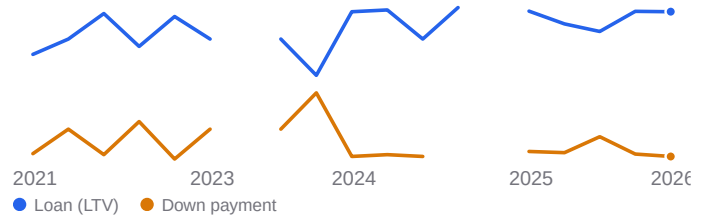


Median annualized return at resale

+18.1%

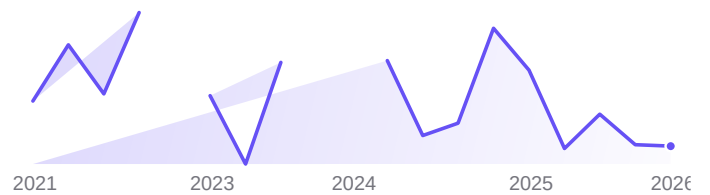


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



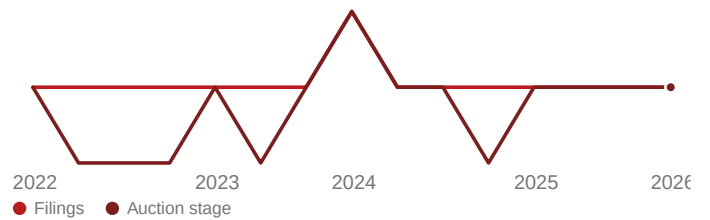
Typical hold before selling

2.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	403
Median value (AVM)	\$154K
Median size	1,369 ft²
Median bedrooms	3
Median year built	1970
Single family	78%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	51%
Underwater (LTV 125% or more)	2.3%
Owner occupied	65%
Company owned	12%
Median loan-to-value	49%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	733
Density	19 / mi²
Median household income	\$81K
Average household income	\$96K
Crime index (US avg 100)	74
Air pollution index (US avg 100)	85
Earthquake index (US avg 100)	42
Homes occupied	94%
Bachelor's or higher	17%
Poverty rate	3.9%
Unemployment	1.2%
Average temp	52°F
Annual precip	39 in
Sunshine	59%

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.