

Weldon 61882

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

BALANCED MARKET

\$125K

MEDIAN SALE PRICE

+95.8%

1-YR CHANGE

11

SALES (12 MO)

\$112K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 43 / 100



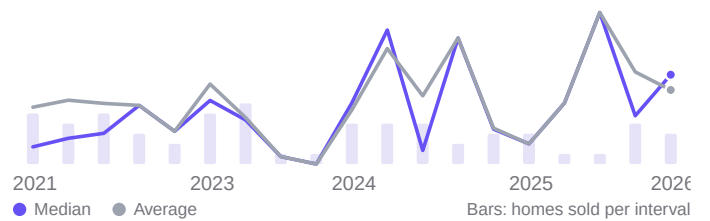
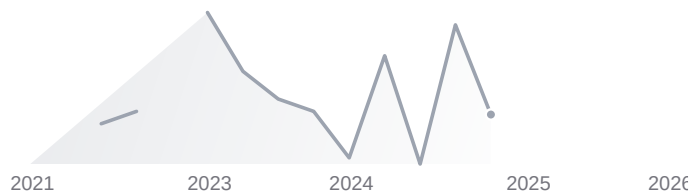
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

43 / 100

Sale prices

Median \$170K · Average \$143K

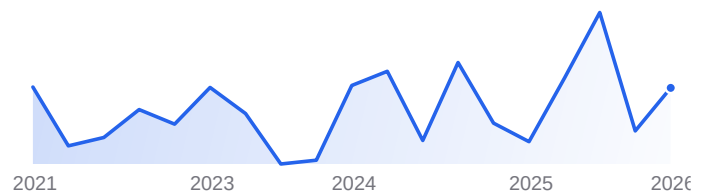
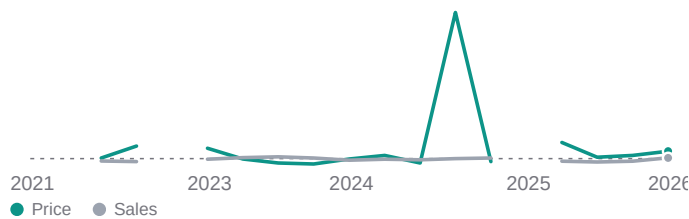


Growth (year over year)

Price +95.8% · Sales +10.0%

Price per square foot

\$108/ft²



Sale premium vs estimated value

+21.8%

Annual turnover (share of homes sold)

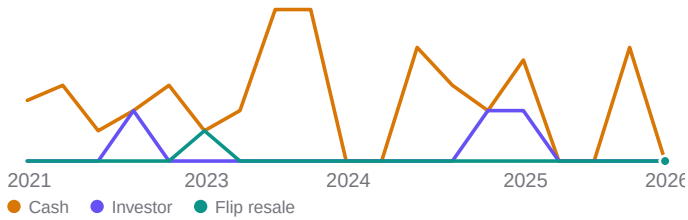
3.6%



BUYERS & OUTCOMES

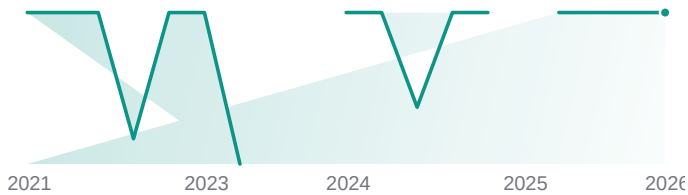
Buyer mix

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



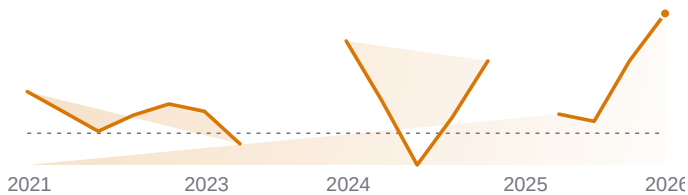
Sellers who sold at a gain

100%

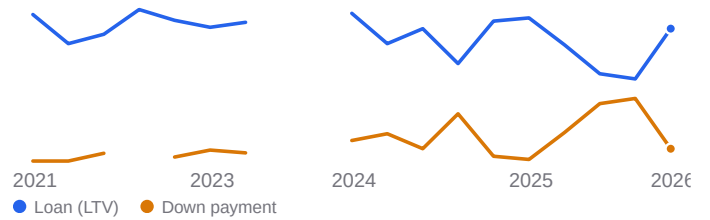


Median annualized return at resale

+21.8%

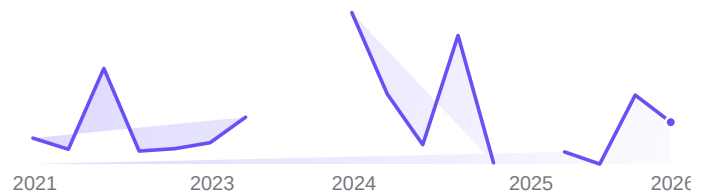


Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



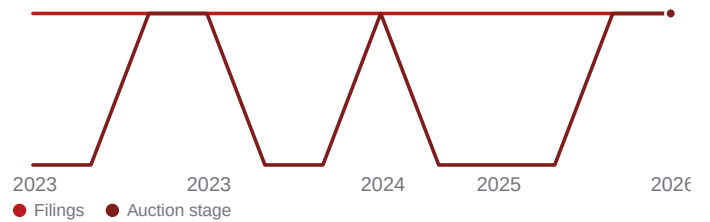
Typical hold before selling

4.8 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	304
Median value (AVM)	\$112K
Median size	1,276 ft²
Median bedrooms	3
Median year built	1949
Single family	89%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	55%
Underwater (LTV 125% or more)	2.6%
Owner occupied	64%
Company owned	8.2%
Median loan-to-value	44%
Typical ownership tenure	14.8 yrs

COMMUNITY

Population	621
Density	14 / mi²
Median household income	\$68K
Average household income	\$85K
Crime index (US avg 100)	81
Air pollution index (US avg 100)	88
Earthquake index (US avg 100)	49
Homes occupied	92%
Bachelor's or higher	16%
Poverty rate	4.5%
Unemployment	1.4%
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.