

Villa Grove 61956

ZIP code · IL · Illinois > Douglas County > Villa Grove

\$265K

MEDIAN SALE PRICE

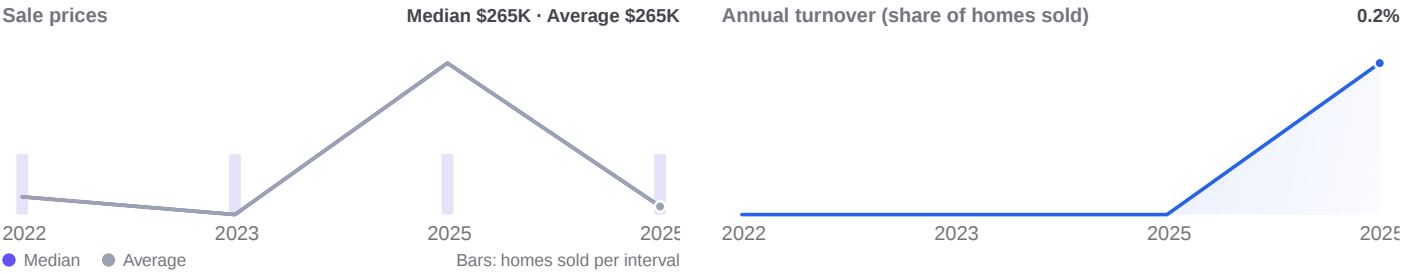
2

SALES (12 MO)

\$131K

MEDIAN VALUE (AVM)

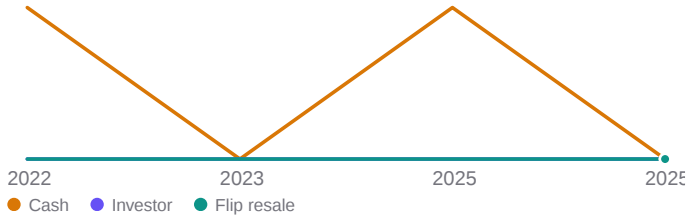
MARKET TRENDS (5 YEARS)



BUYERS & OUTCOMES

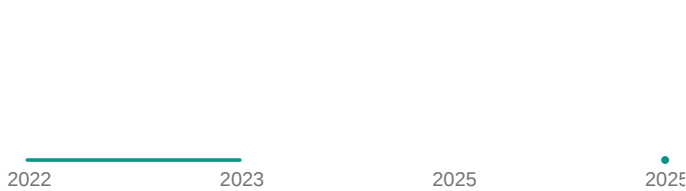
Buyer mix

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



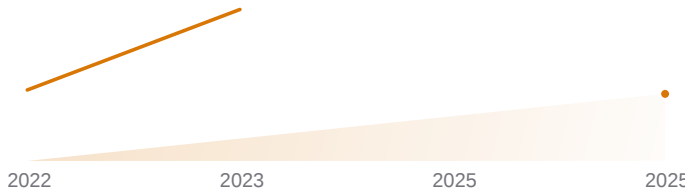
Sellers who sold at a gain

100%

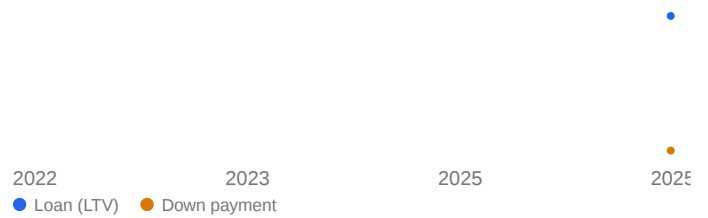


Median annualized return at resale

+4.6%

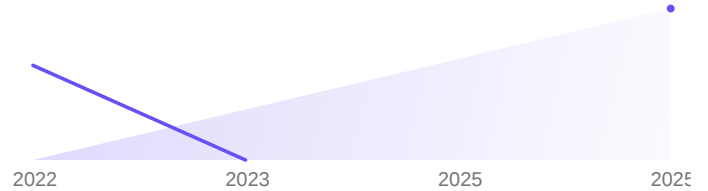


Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



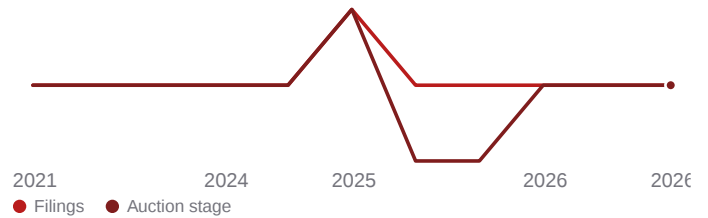
Typical hold before selling

26.4 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,206
Median value (AVM)	\$131K
Median size	1,372 ft²
Median bedrooms	3
Median year built	1954
Single family	93%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	80%
Underwater (LTV 125% or more)	0%
Owner occupied	78%
Company owned	12%
Median loan-to-value	20%
Typical ownership tenure	9.9 yrs

COMMUNITY

Population	2,455
Density	68 / mi²
Median household income	\$70K
Average household income	\$76K
Crime index (US avg 100)	99
Air pollution index (US avg 100)	88
Earthquake index (US avg 100)	61
Homes occupied	94%
Bachelor's or higher	20%
Poverty rate	5.5%
Unemployment	1.1%
Average temp	53°F
Annual precip	40 in
Sunshine	58%

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.