

Benld 62009

ZIP code · IL · Illinois · Macoupin County · Benld

BALANCED MARKET

\$177K

MEDIAN SALE PRICE

+261.5%

1-YR CHANGE

4

SALES (12 MO)

\$82K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 55 / 100



MARKET TRENDS (5 YEARS)

Market temperature (0–100)

55 / 100

Sale prices

Median \$142K · Average \$142K



2021

2022

2023

2025

2026

2021

2022

2023

2025

2026

● Median ● Average

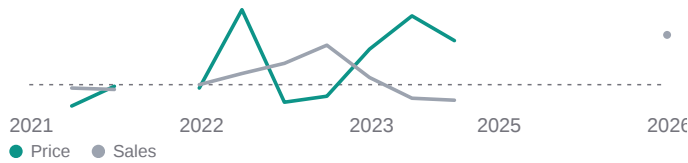
Bars: homes sold per interval

Growth (year over year)

Price +261.5% · Sales +100.0%

Sale premium vs estimated value

+26.4%



2021

2022

2023

2025

2026

● Price ● Sales

2021

2022

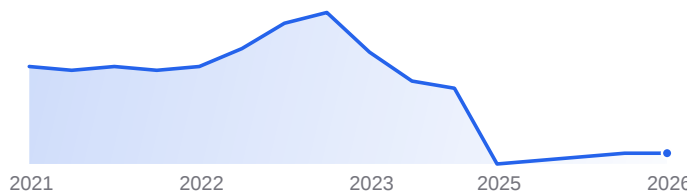
2023

2025

2026

Annual turnover (share of homes sold)

0.5%



2021

2022

2023

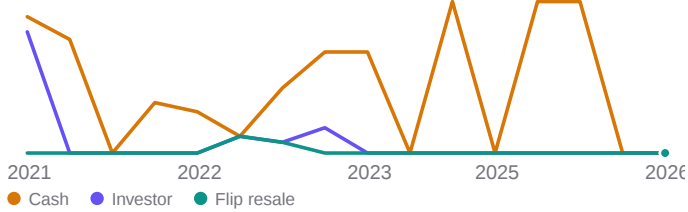
2025

2026

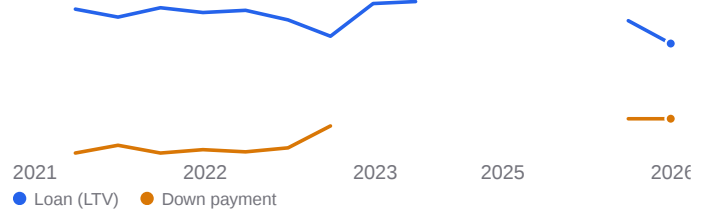
BUYERS & OUTCOMES

Buyer mix

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

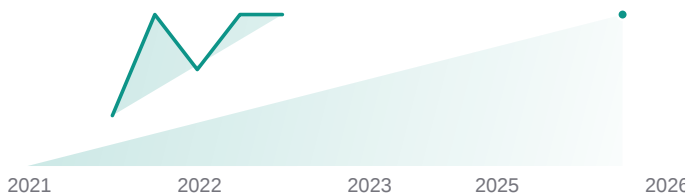


Financing (share of purchase price) Loan (LTV) 75% · Down payment 25%



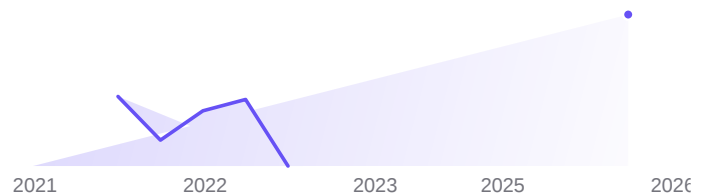
Sellers who sold at a gain

100%



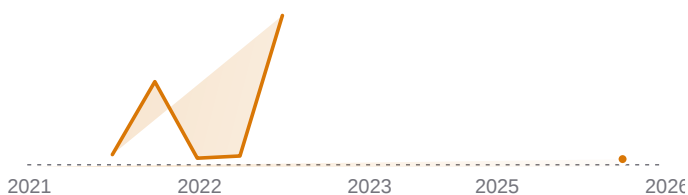
Typical hold before selling

10.1 yrs



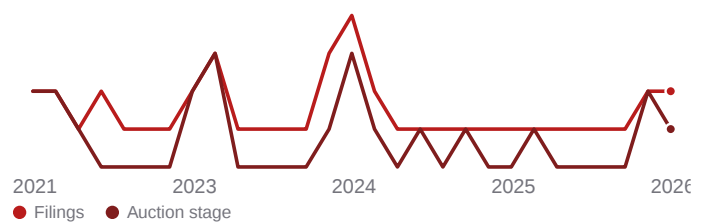
Median annualized return at resale

+4.0%



Preforeclosure filings

Filings 2 · Auction stage 1



HOUSING STOCK

Homes	770
Median value (AVM)	\$82K
Median size	7,000 ft²
Median year built	2003
Single family	100%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	64%
Underwater (LTV 125% or more)	3.3%
Owner occupied	70%
Company owned	13%
Median loan-to-value	0%
Typical ownership tenure	19.5 yrs

COMMUNITY

Population	1,505
Density	374 / mi²
Median household income	\$55K
Average household income	\$76K
Crime index (US avg 100)	146
Air pollution index (US avg 100)	148
Earthquake index (US avg 100)	115
Homes occupied	85%
Bachelor's or higher	9%
Poverty rate	12.4%
Unemployment	1.3%
Average temp	54°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.