

Cottage Hills 62018

ZIP code · IL · Illinois · Madison County

BUYER'S MARKET

\$78K

MEDIAN SALE PRICE

-16.7%

1-YR CHANGE

41

SALES (12 MO)

\$89K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 31 / 100



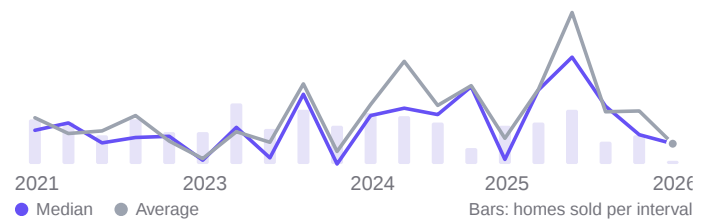
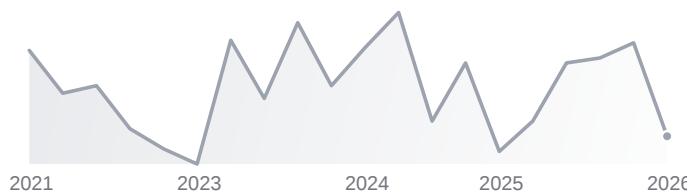
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

31 / 100

Sale prices

Median \$78K · Average \$78K

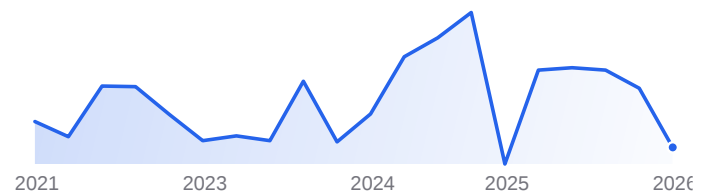
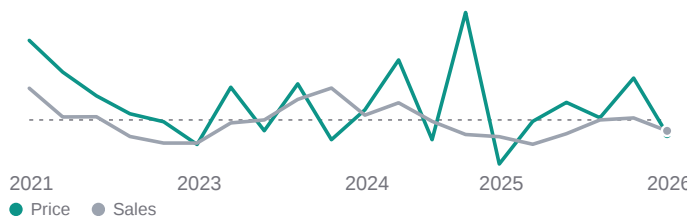


Growth (year over year)

Price -16.7% · Sales -12.8%

Price per square foot

\$63/ft²

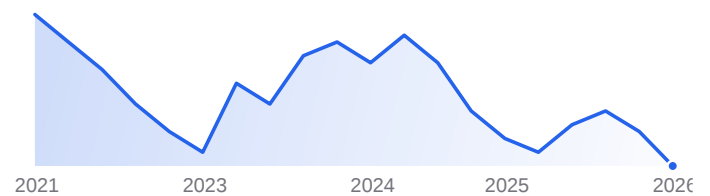


Sale premium vs estimated value

+4.7%

Annual turnover (share of homes sold)

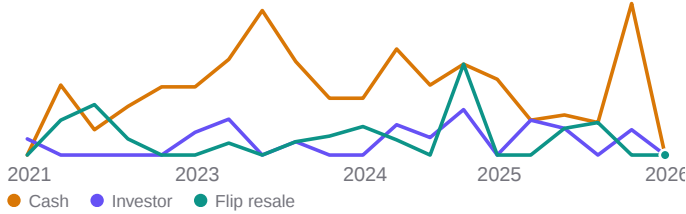
3.3%



BUYERS & OUTCOMES

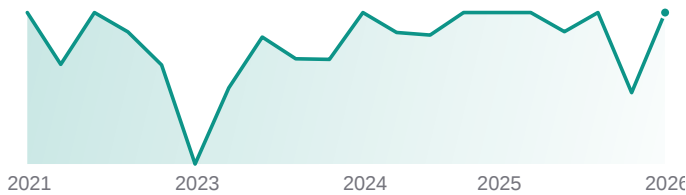
Buyer mix

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



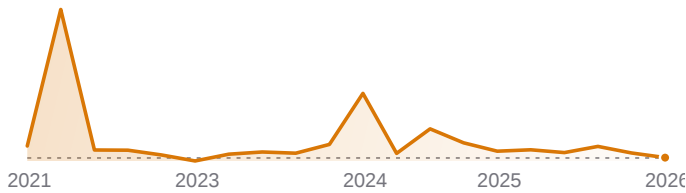
Sellers who sold at a gain

100%

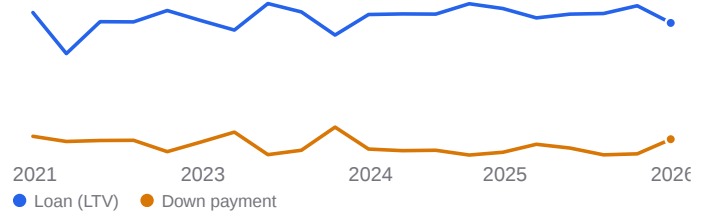


Median annualized return at resale

+0.2%

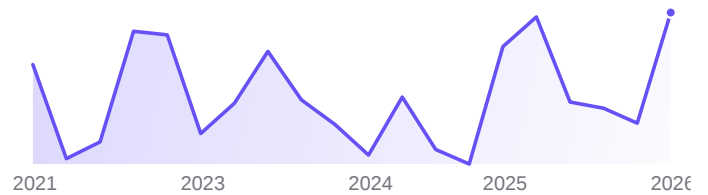


Financing (share of purchase price) Loan (LTV) 88% · Down payment 12%



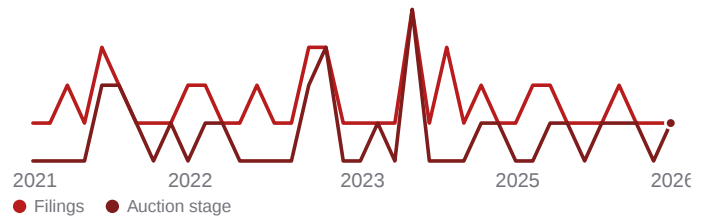
Typical hold before selling

16.9 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,225
Median value (AVM)	\$89K
Median size	977 ft²
Median bedrooms	4
Median year built	1952
Single family	90%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	47%
Underwater (LTV 125% or more)	4.7%
Owner occupied	75%
Company owned	11%
Median loan-to-value	54%
Typical ownership tenure	16.4 yrs

COMMUNITY

Population	3,548
Density	831 / mi²
Median household income	\$62K
Average household income	\$75K
Crime index (US avg 100)	115
Air pollution index (US avg 100)	94
Earthquake index (US avg 100)	120
Homes occupied	90%
Bachelor's or higher	13%
Poverty rate	19.1%
Unemployment	1.1%
Average temp	55°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.