

Dorsey 62021

ZIP code · IL · Illinois · Madison County

BUYER'S MARKET

\$553K

MEDIAN SALE PRICE

11

SALES (12 MO)

\$265K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 39 / 100



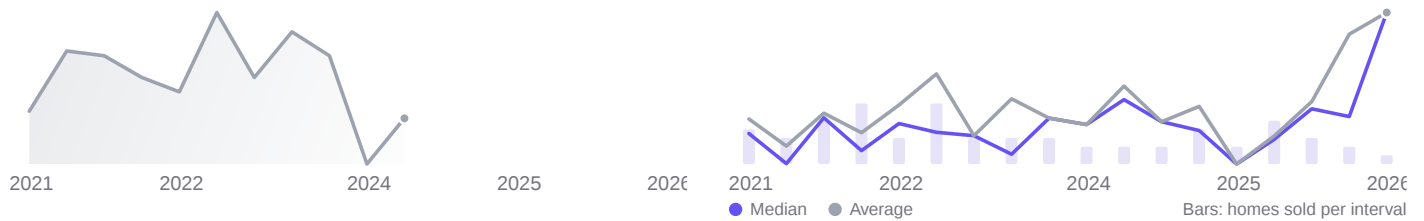
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

39 / 100

Sale prices

Median \$553K · Average \$553K

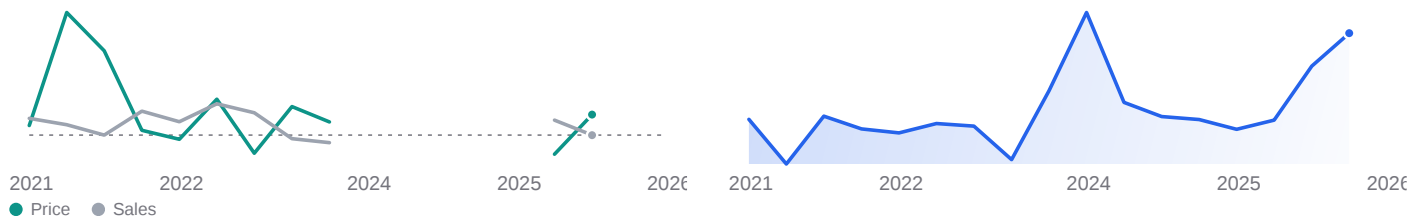


Growth (year over year)

Price +30.6% · Sales +0.0%

Price per square foot

\$351/ft²

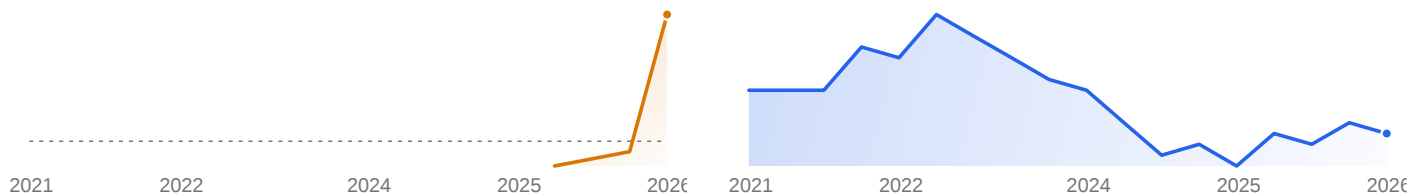


Sale premium vs estimated value

+32.3%

Annual turnover (share of homes sold)

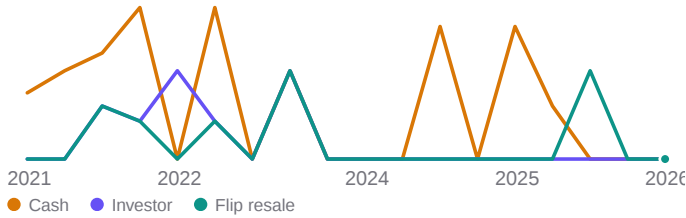
2.7%



BUYERS & OUTCOMES

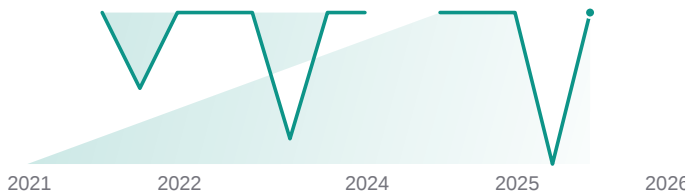
Buyer mix

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



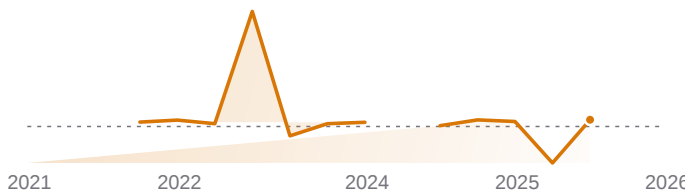
Sellers who sold at a gain

100%

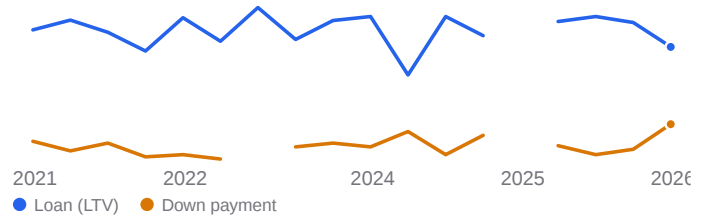


Median annualized return at resale

+7.0%

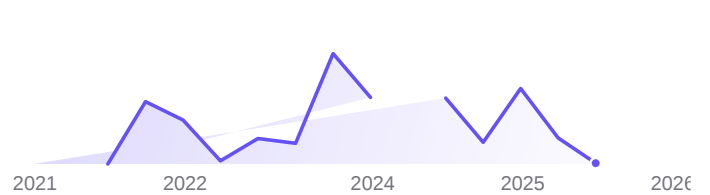


Financing (share of purchase price) Loan (LTV) 75% · Down payment 25%



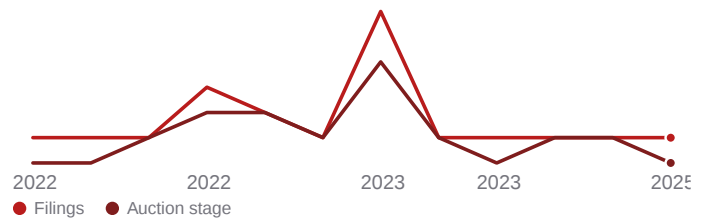
Typical hold before selling

0.7 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	414
Median value (AVM)	\$265K
Median size	1,232 ft²
Median bedrooms	4
Median year built	1970
Single family	86%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	53%
Underwater (LTV 125% or more)	4.7%
Owner occupied	89%
Company owned	15%
Median loan-to-value	48%
Typical ownership tenure	22.8 yrs

COMMUNITY

Population	1,477
Density	74 / mi²
Median household income	\$90K
Average household income	\$105K
Crime index (US avg 100)	137
Air pollution index (US avg 100)	114
Earthquake index (US avg 100)	125
Homes occupied	95%
Bachelor's or higher	23%
Poverty rate	4.5%
Unemployment	1.4%
Average temp	55°F
Annual precip	39 in
Sunshine	59%

Market metrics are derived from recorded arms-length deeds through April 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.