

Dow 62022

ZIP code · IL · Illinois · Jersey County

SELLER'S MARKET

\$169K

MEDIAN SALE PRICE

8

SALES (12 MO)

\$195K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 64 / 100



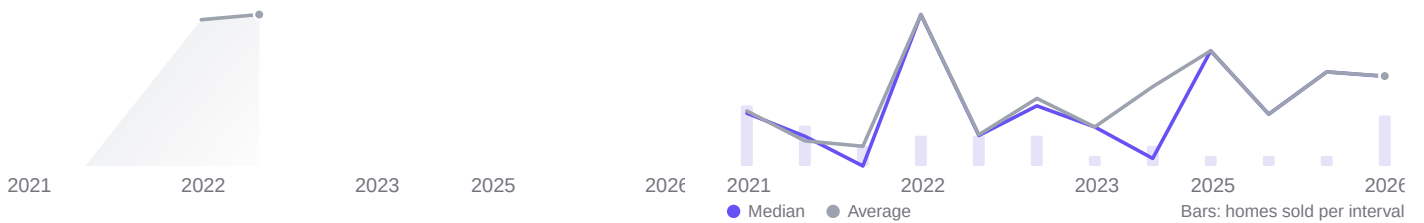
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

64 / 100

Sale prices

Median \$240K · Average \$240K

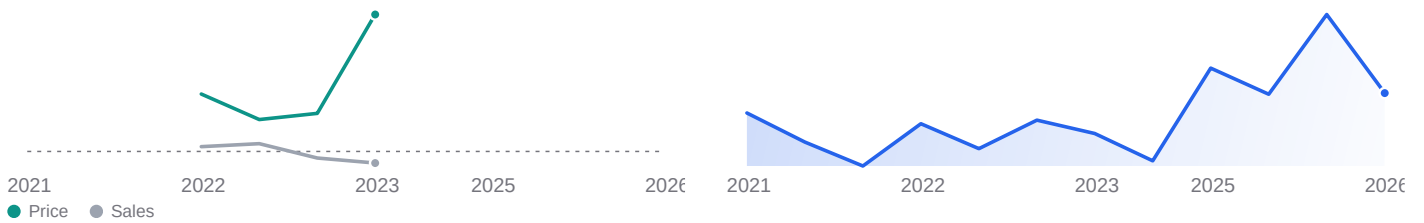


Growth (year over year)

Price +439.7% · Sales -37.5%

Price per square foot

\$151/ft²

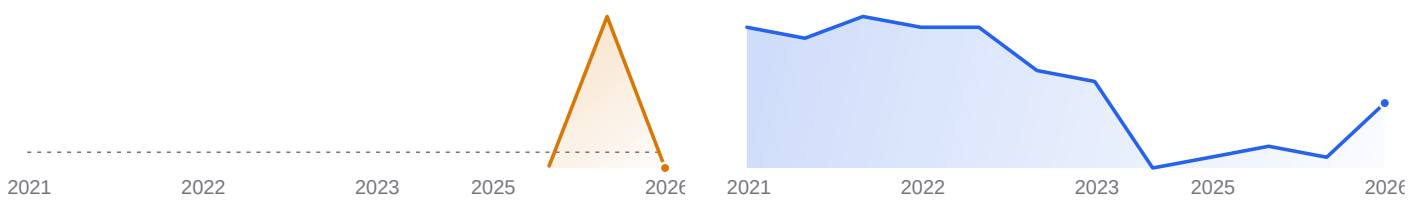


Sale premium vs estimated value

-6.4%

Annual turnover (share of homes sold)

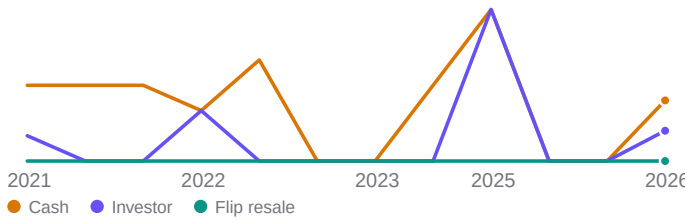
1.6%



BUYERS & OUTCOMES

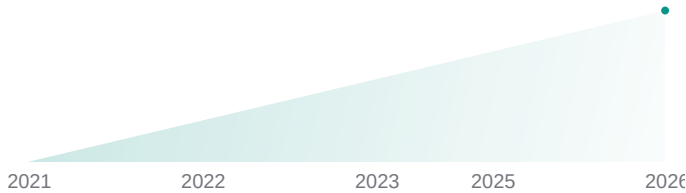
Buyer mix

Cash 40% · Investor 20% · Flip resale 0%



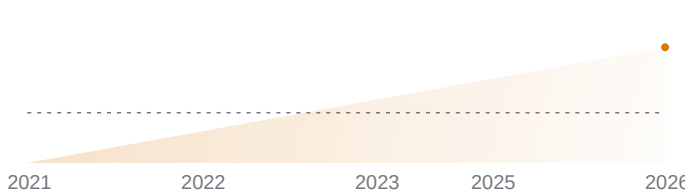
Sellers who sold at a gain

100%

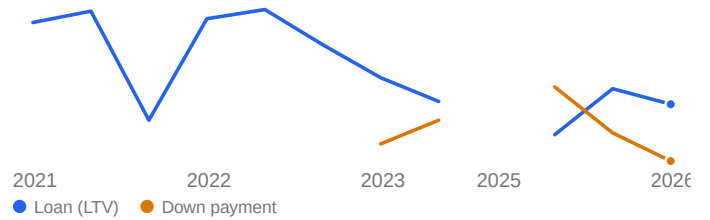


Median annualized return at resale

+21.7%

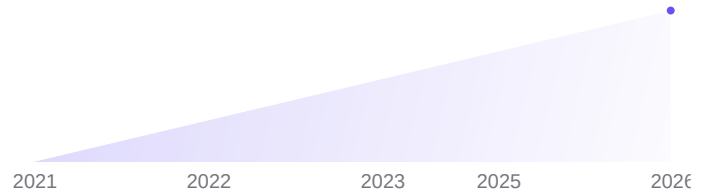


Financing (share of purchase price) Loan (LTV) 56% · Down payment 4.5%



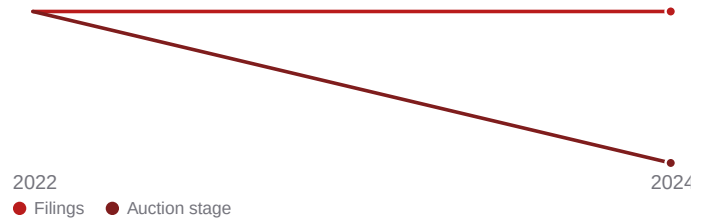
Typical hold before selling

5.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	501
Median value (AVM)	\$195K
Median size	1,459 ft²
Median year built	1979
Single family	83%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	57%
Underwater (LTV 125% or more)	6.1%
Owner occupied	97%
Company owned	12%
Median loan-to-value	37%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	1,556
Density	78 / mi²
Median household income	\$94K
Average household income	\$131K
Crime index (US avg 100)	153
Air pollution index (US avg 100)	81
Earthquake index (US avg 100)	94
Homes occupied	82%
Bachelor's or higher	7%
Poverty rate	6.0%
Unemployment	1.2%
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.