

Gillespie 62033

ZIP code · IL · Illinois > Macoupin County > Gillespie

STRONG BUYER'S MARKET

\$99K

MEDIAN SALE PRICE

15

SALES (12 MO)

\$91K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 14 / 100



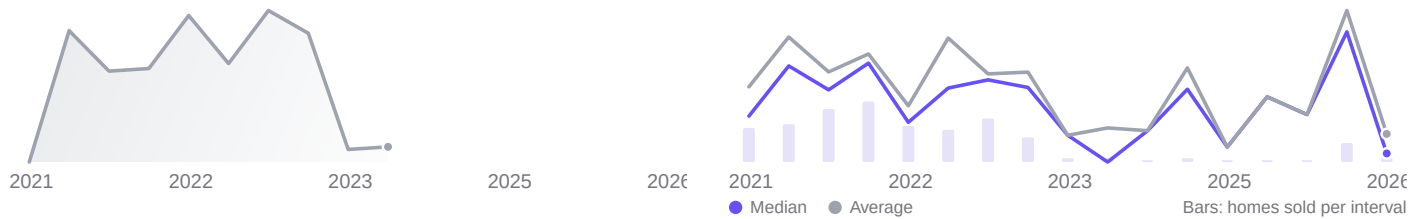
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

14 / 100

Sale prices

Median \$20K · Average \$38K



Growth (year over year)

Price -53.0% · Sales -93.8%

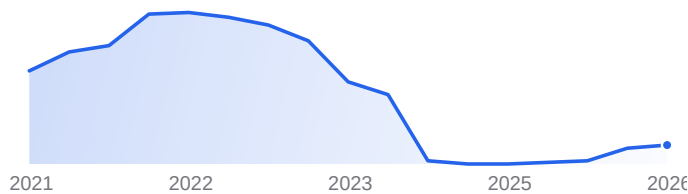
Sale premium vs estimated value

-78.8%



Annual turnover (share of homes sold)

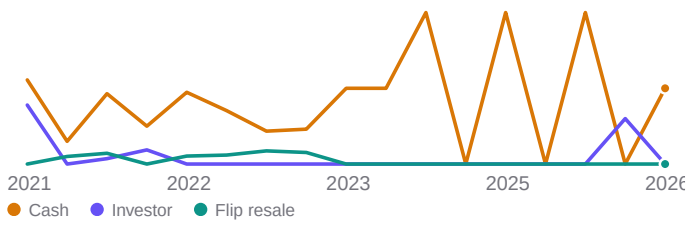
0.7%



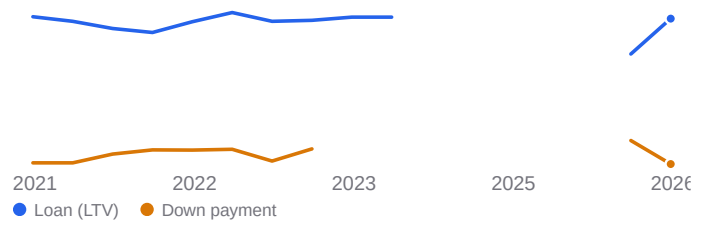
BUYERS & OUTCOMES

Buyer mix

Cash 50% · Investor 0% · Flip resale 0%

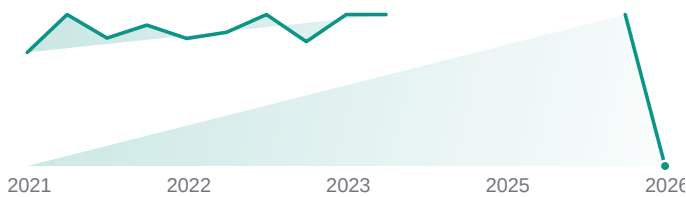


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



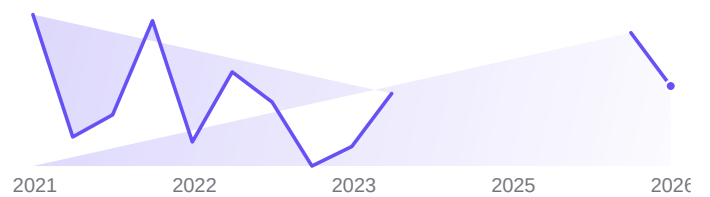
Sellers who sold at a gain

0%



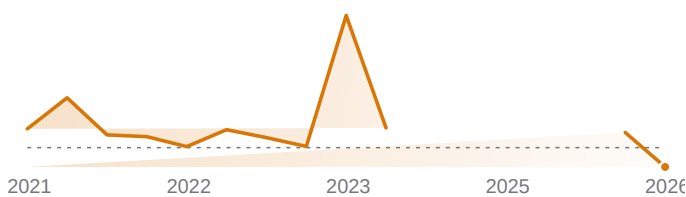
Typical hold before selling

4.1 yrs



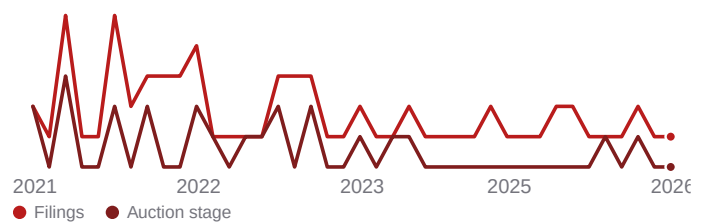
Median annualized return at resale

-11.1%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	2,022
Median value (AVM)	\$91K
Median size	14,560 ft²
Median year built	2010
Single family	100%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	59%
Underwater (LTV 125% or more)	5.8%
Owner occupied	70%
Company owned	9.8%
Median loan-to-value	31%
Typical ownership tenure	20.2 yrs

COMMUNITY

Population	4,910
Density	93 / mi²
Median household income	\$64K
Average household income	\$81K
Crime index (US avg 100)	143
Air pollution index (US avg 100)	140
Earthquake index (US avg 100)	105
Homes occupied	86%
Bachelor's or higher	12%
Poverty rate	12.0%
Unemployment	1.4%
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.