

Godfrey 62035

ZIP code · IL · Illinois · Madison County · Godfrey

BUYER'S MARKET

\$160K

MEDIAN SALE PRICE

-17.4%

1-YR CHANGE

221

SALES (12 MO)

\$180K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 30 / 100



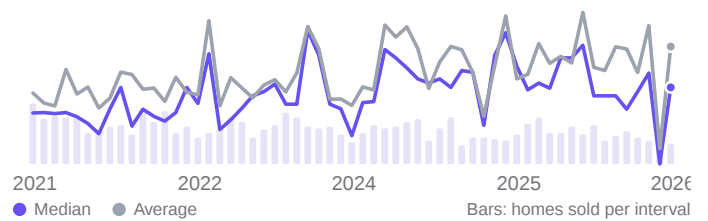
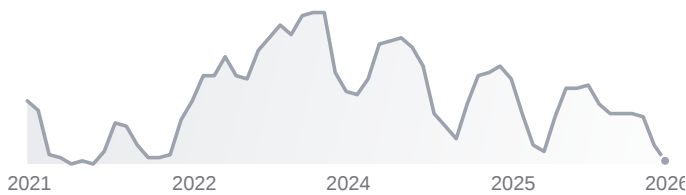
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

30 / 100

Sale prices

Median \$185K · Average \$233K

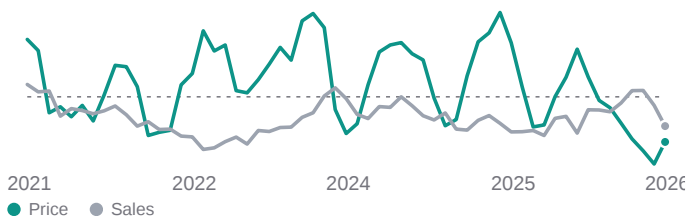


Growth (year over year)

Price -17.4% · Sales -11.2%

Price per square foot

\$207/ft²

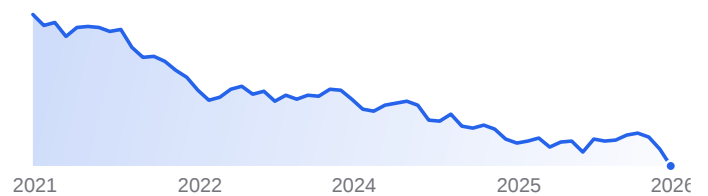
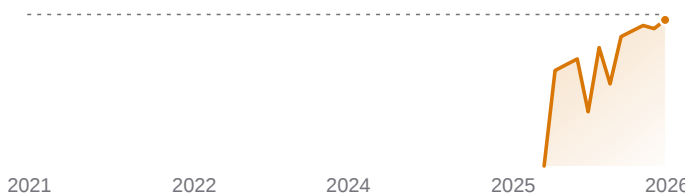


Sale premium vs estimated value

-0.2%

Annual turnover (share of homes sold)

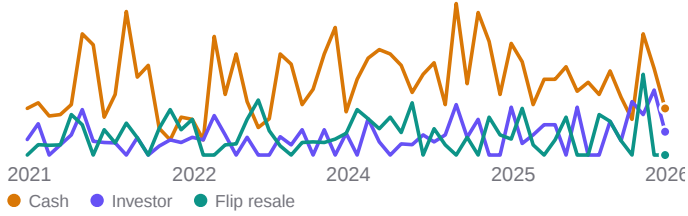
3.5%



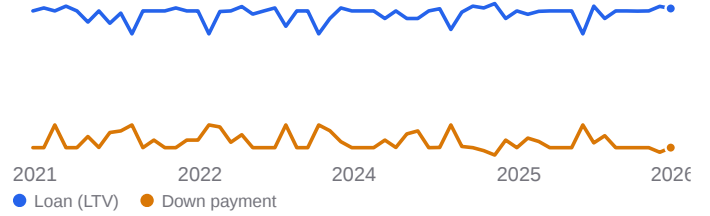
BUYERS & OUTCOMES

Buyer mix

Cash 15% · Investor 7.7% · Flip resale 0%

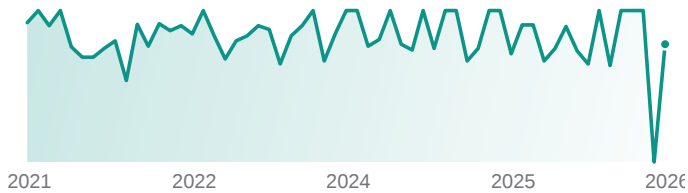


Financing (share of purchase price) Loan (LTV) 97% · Down payment 5.0%



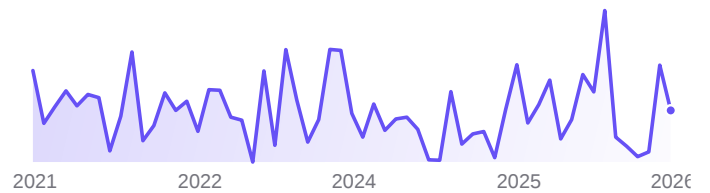
Sellers who sold at a gain

89%



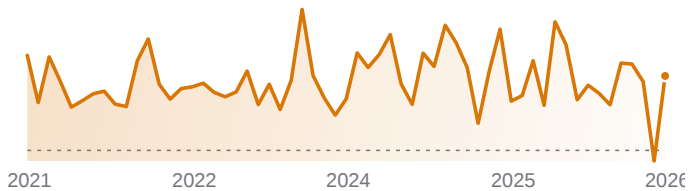
Typical hold before selling

7.2 yrs



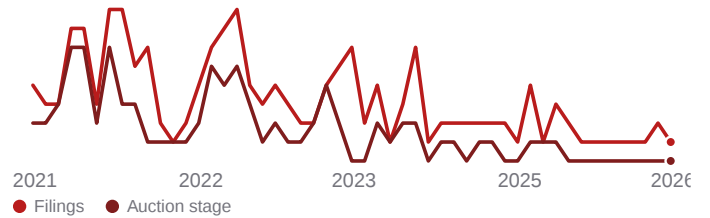
Median annualized return at resale

+4.8%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	6,347
Median value (AVM)	\$180K
Median size	1,200 ft²
Median bedrooms	4
Median year built	1970
Single family	91%
Condos	5.3%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	40%
Underwater (LTV 125% or more)	5.8%
Owner occupied	90%
Company owned	13%
Median loan-to-value	61%

Typical ownership tenure

14.8 yrs

COMMUNITY

Population	16,450
Density	324 / mi²
Median household income	\$84K
Average household income	\$107K
Crime index (US avg 100)	72
Air pollution index (US avg 100)	84
Earthquake index (US avg 100)	113
Homes occupied	93%
Bachelor's or higher	22%
Poverty rate	7.8%
Unemployment	1.3%
Average temp	55°F
Annual precip	39 in
Sunshine	59%

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