

Hamel 62046

ZIP code · IL · Illinois › Madison County › Hamel

BUYER'S MARKET

\$284K

MEDIAN SALE PRICE

17

SALES (12 MO)

\$288K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 26 / 100



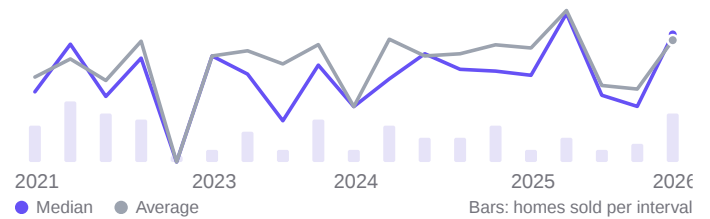
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

26 / 100

Sale prices

Median \$279K · Average \$269K



Growth (year over year)

Price -11.1% · Sales -45.0%

Price per square foot

\$217/ft²

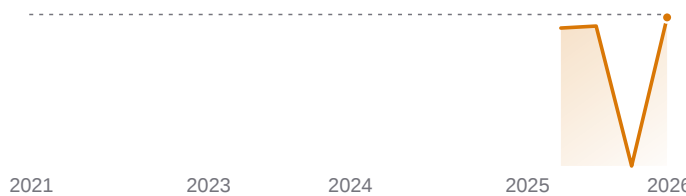


Sale premium vs estimated value

-0.6%

Annual turnover (share of homes sold)

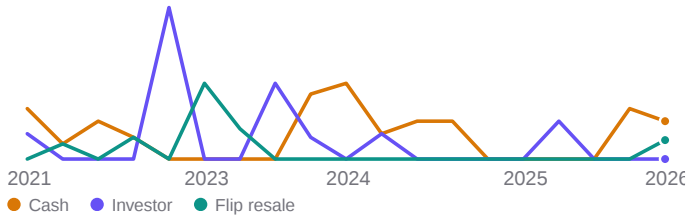
4.6%



BUYERS & OUTCOMES

Buyer mix

Cash 25% · Investor 0% · Flip resale 13%



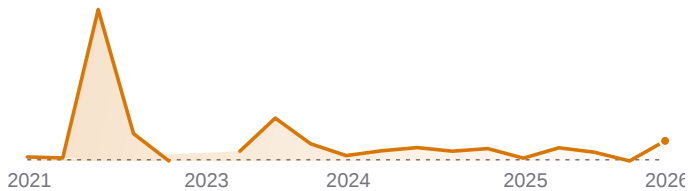
Sellers who sold at a gain

83%

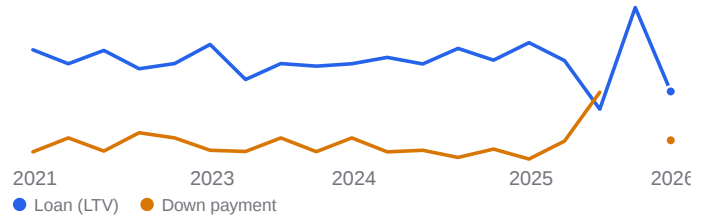


Median annualized return at resale

+8.2%

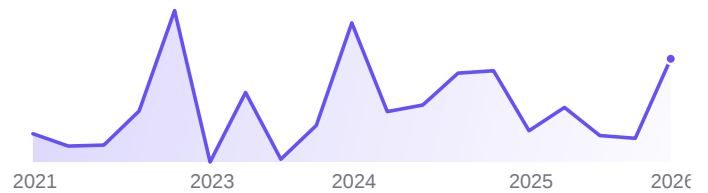


Financing (share of purchase price) Loan (LTV) 58% · Down payment 18%



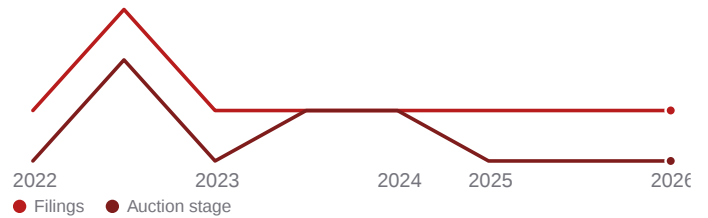
Typical hold before selling

15.2 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	372
Median value (AVM)	\$288K
Median size	1,440 ft²
Median bedrooms	4
Median year built	1992
Single family	95%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	43%
Underwater (LTV 125% or more)	3.5%
Owner occupied	90%
Company owned	14%
Median loan-to-value	55%
Typical ownership tenure	9.0 yrs

COMMUNITY

Population	75
Density	98 / mi²
Median household income	\$83K
Average household income	\$95K
Crime index (US avg 100)	73
Air pollution index (US avg 100)	117
Earthquake index (US avg 100)	132
Homes occupied	96%
Bachelor's or higher	37%
Poverty rate	4.5%
Unemployment	1.3%
Average temp	55°F
Annual precip	40 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.