

Hartford 62048

ZIP code · IL · Illinois · Madison County · Hartford

STRONG SELLER'S MARKET

\$80K

MEDIAN SALE PRICE

+70.9%

1-YR CHANGE

26

SALES (12 MO)

\$63K

MEDIAN VALUE (AVM)

Market temperature

Strong seller's market · 82 / 100

Buyer's market

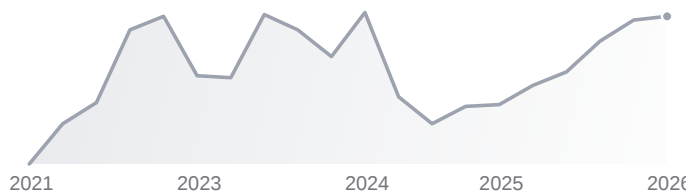
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

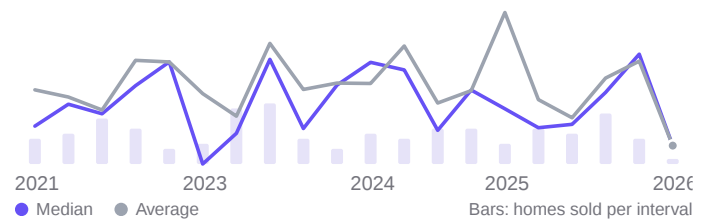
Market temperature (0–100)

82 / 100



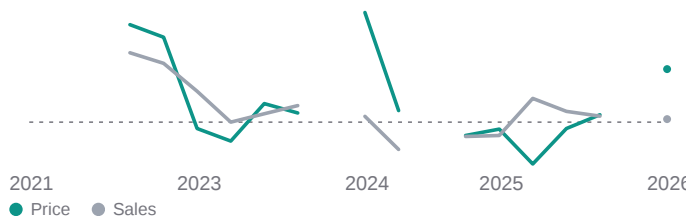
Sale prices

Median \$35K · Average \$35K



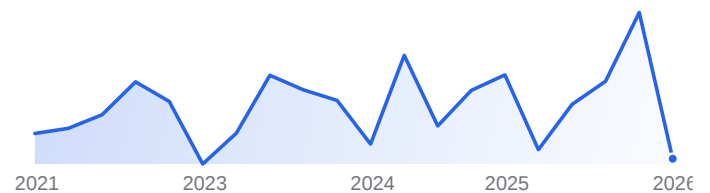
Growth (year over year)

Price +70.9% · Sales +4.0%



Price per square foot

\$38/ft²



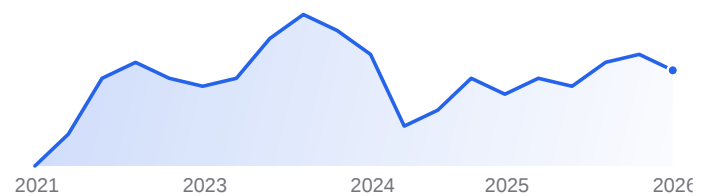
Sale premium vs estimated value

-29.3%



Annual turnover (share of homes sold)

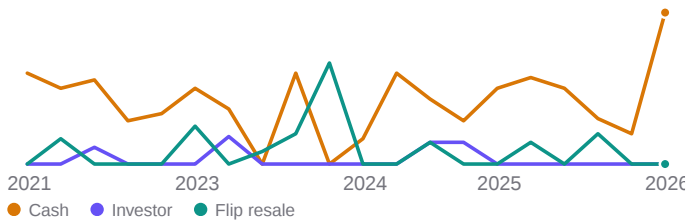
4.5%



BUYERS & OUTCOMES

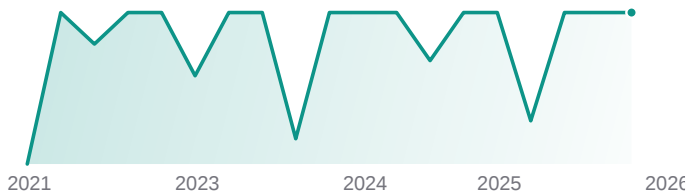
Buyer mix

Cash 100% · Investor 0% · Flip resale 0%



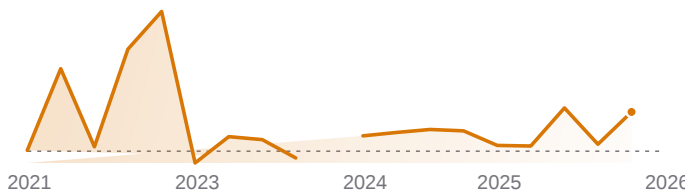
Sellers who sold at a gain

100%

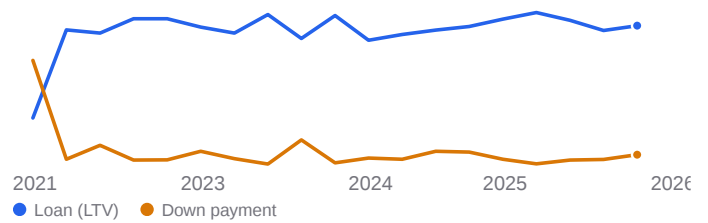


Median annualized return at resale

+15.3%

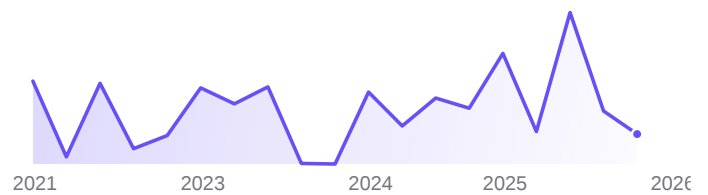


Financing (share of purchase price) Loan (LTV) 90% · Down payment 8.8%



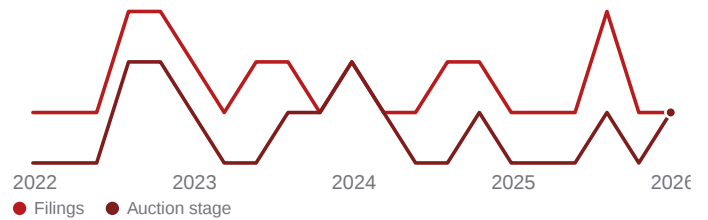
Typical hold before selling

3.8 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	576
Median value (AVM)	\$63K
Median size	950 ft²
Median bedrooms	3
Median year built	1945
Single family	95%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	47%
Underwater (LTV 125% or more)	11%
Owner occupied	77%
Company owned	11%
Median loan-to-value	58%
Typical ownership tenure	15.4 yrs

COMMUNITY

Population	1,800
Density	248 / mi²
Median household income	\$54K
Average household income	\$77K
Crime index (US avg 100)	129
Air pollution index (US avg 100)	93
Earthquake index (US avg 100)	132
Homes occupied	91%
Bachelor's or higher	6%
Poverty rate	13.1%
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, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.