

Hillsboro 62049

ZIP code · IL · Illinois · Montgomery County · Hillsboro

BUYER'S MARKET

\$87K

MEDIAN SALE PRICE

-27.0%

1-YR CHANGE

92

SALES (12 MO)

\$104K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 23 / 100



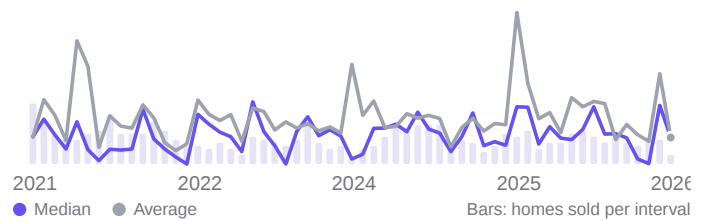
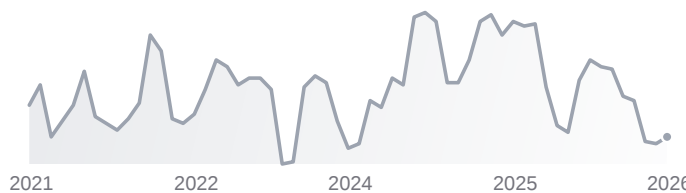
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

23 / 100

Sale prices

Median \$84K · Average \$83K

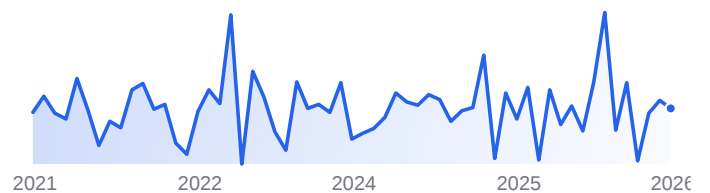
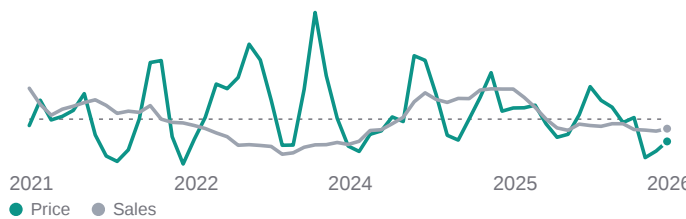


Growth (year over year)

Price -27.0% · Sales -11.5%

Price per square foot

\$81/ft²

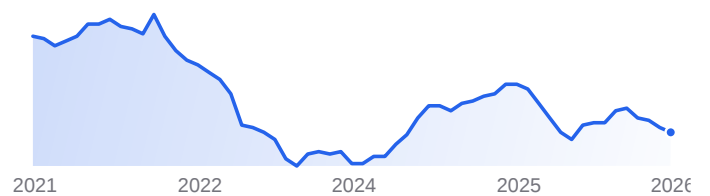
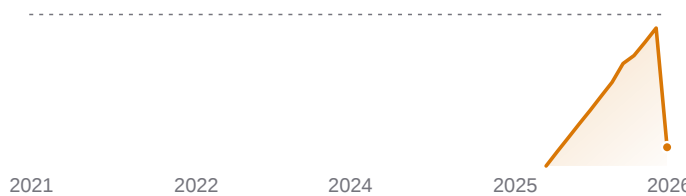


Sale premium vs estimated value

-5.4%

Annual turnover (share of homes sold)

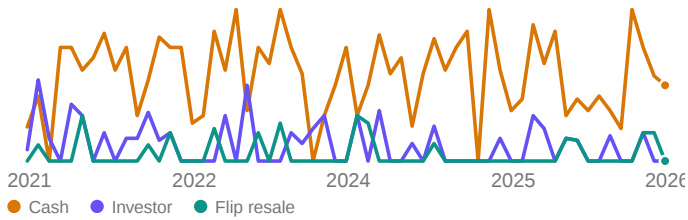
3.4%



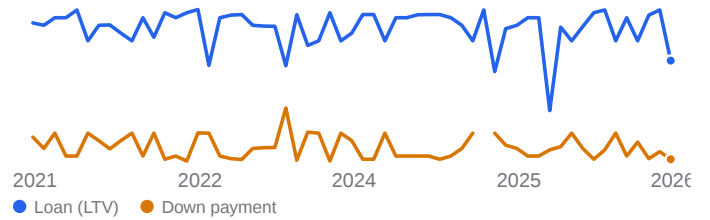
BUYERS & OUTCOMES

Buyer mix

Cash 33% · Investor 0% · Flip resale 0%

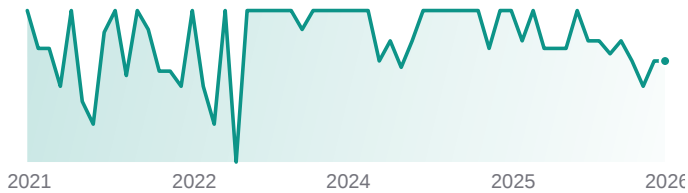


Financing (share of purchase price) Loan (LTV) 67% · Down payment 3.0%



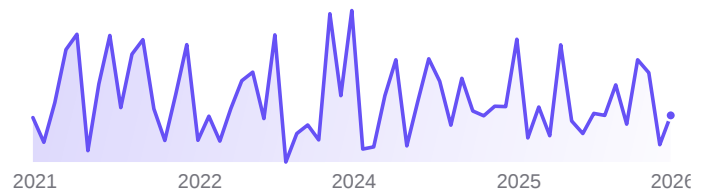
Sellers who sold at a gain

67%



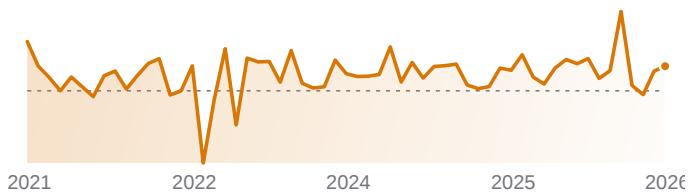
Typical hold before selling

5.2 yrs



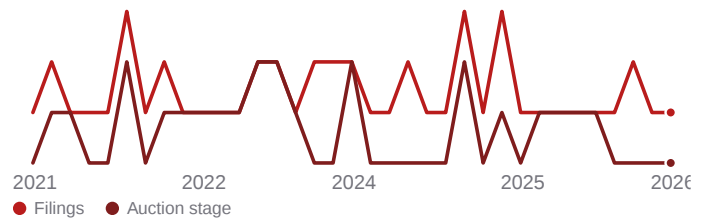
Median annualized return at resale

+6.6%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	2,695
Median value (AVM)	\$104K
Median size	1,098 ft²
Median year built	1943
Single family	90%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	53%
Underwater (LTV 125% or more)	6.3%
Owner occupied	82%
Company owned	7.6%
Median loan-to-value	44%
Typical ownership tenure	16.1 yrs

COMMUNITY

Population	8,234
Density	99 / mi²
Median household income	\$55K
Average household income	\$77K
Crime index (US avg 100)	95
Air pollution index (US avg 100)	86
Earthquake index (US avg 100)	114
Homes occupied	90%
Bachelor's or higher	10%
Poverty rate	10.0%
Unemployment	1.2%
Average temp	54°F
Annual precip	40 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.