

New Douglas 62074

ZIP code · IL · Illinois > Madison County > New Douglas

BUYER'S MARKET

\$78K

MEDIAN SALE PRICE

14

SALES (12 MO)

\$234K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 28 / 100



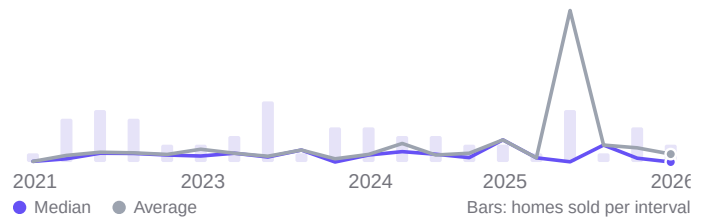
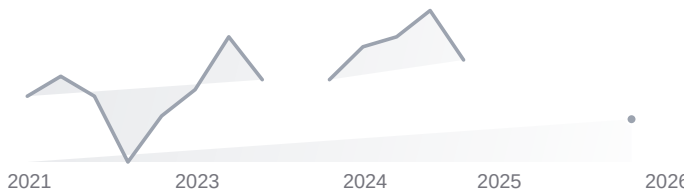
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

28 / 100

Sale prices

Median \$38K · Average \$147K

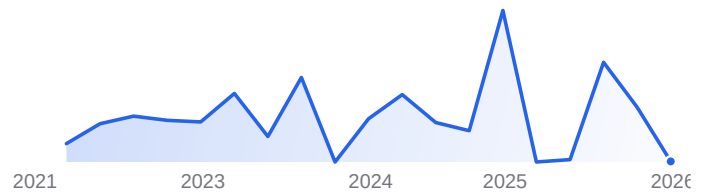
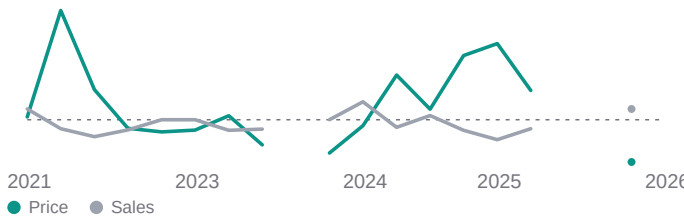


Growth (year over year)

Price -79.1% · Sales +20.0%

Price per square foot

\$45/ft²

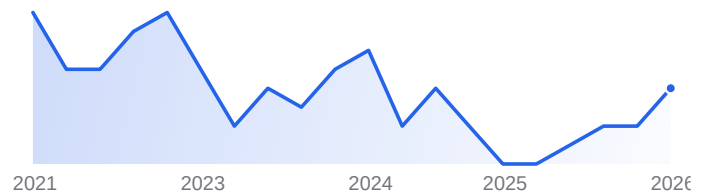


Sale premium vs estimated value

-69.1%

Annual turnover (share of homes sold)

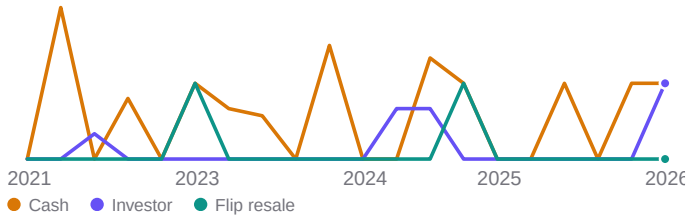
2.9%



BUYERS & OUTCOMES

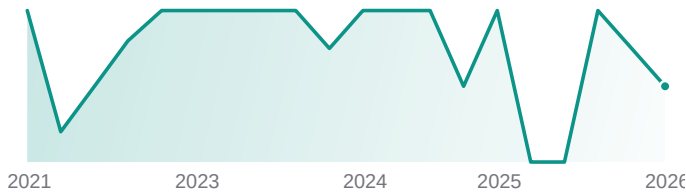
Buyer mix

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



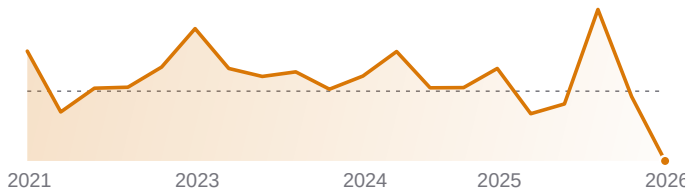
Sellers who sold at a gain

50%

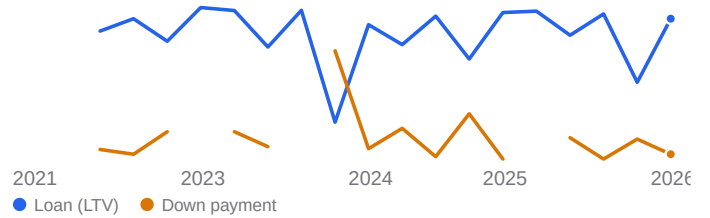


Median annualized return at resale

-20.8%

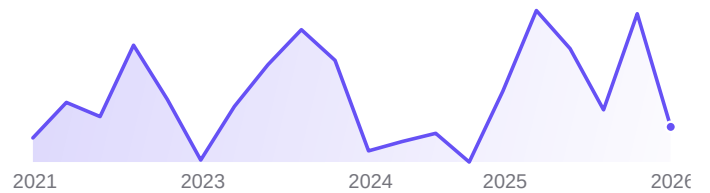


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



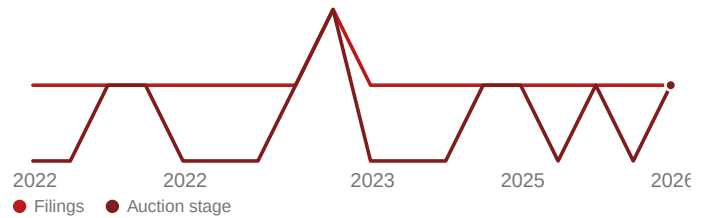
Typical hold before selling

4.2 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	478
Median value (AVM)	\$234K
Median size	1,264 ft²
Median bedrooms	3
Median year built	1971
Single family	77%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	58%
Underwater (LTV 125% or more)	6.4%
Owner occupied	79%
Company owned	14%
Median loan-to-value	42%
Typical ownership tenure	19.3 yrs

COMMUNITY

Population	1,352
Density	28 / mi²
Median household income	\$76K
Average household income	\$92K
Crime index (US avg 100)	121
Air pollution index (US avg 100)	113
Earthquake index (US avg 100)	132
Homes occupied	93%
Bachelor's or higher	18%
Poverty rate	7.0%
Unemployment	1.3%
Average temp	54°F
Annual precip	40 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.