

Nokomis 62075

ZIP code · IL · Illinois · Montgomery County · Nokomis

SELLER'S MARKET

\$102K

MEDIAN SALE PRICE

+24.5%

1-YR CHANGE

74

SALES (12 MO)

\$78K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 75 / 100

Buyer's market

Balanced

Seller's market

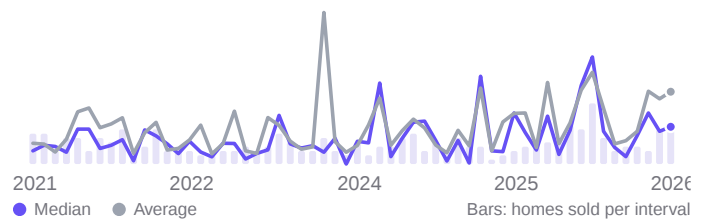
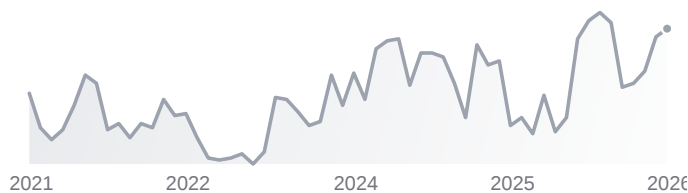
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

75 / 100

Sale prices

Median \$95K · Average \$171K

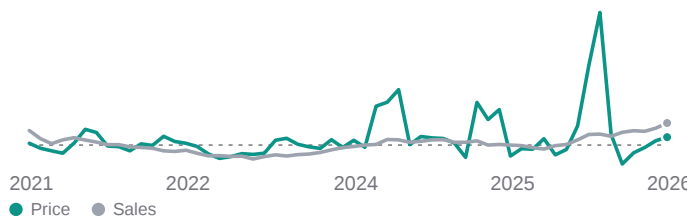


Growth (year over year)

Price +24.5% · Sales +68.2%

Price per square foot

\$65/ft²

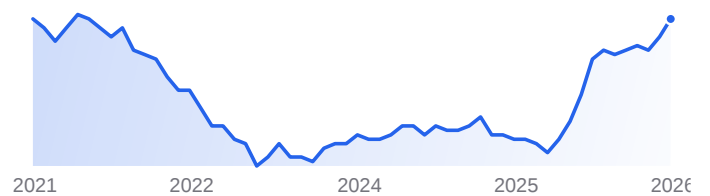


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

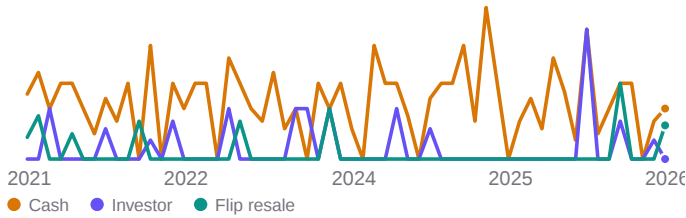
4.6%



BUYERS & OUTCOMES

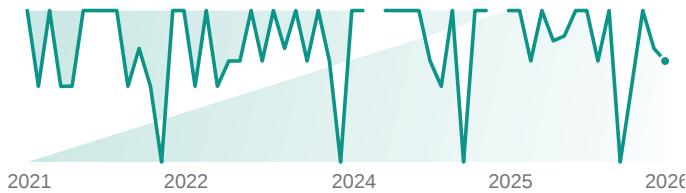
Buyer mix

Cash 33% · Investor 0% · Flip resale 22%



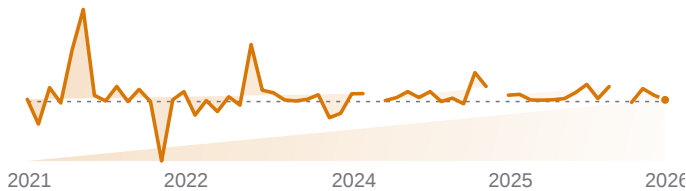
Sellers who sold at a gain

67%

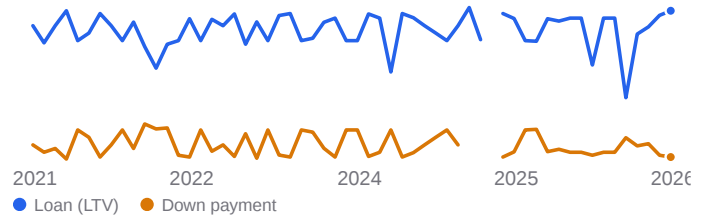


Median annualized return at resale

+1.3%

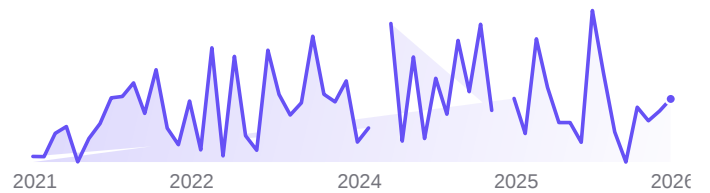


Financing (share of purchase price) Loan (LTV) 100% · Down payment 1.8%



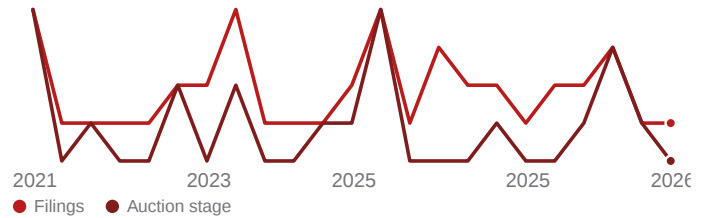
Typical hold before selling

7.7 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	1,611
Median value (AVM)	\$78K
Median size	1,032 ft²
Median bedrooms	3
Median year built	1940
Single family	83%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	57%
Underwater (LTV 125% or more)	5.5%
Owner occupied	79%
Company owned	7.6%
Median loan-to-value	31%
Typical ownership tenure	16.0 yrs

COMMUNITY

Population	3,266
Density	29 / mi²
Median household income	\$69K
Average household income	\$80K
Crime index (US avg 100)	124
Air pollution index (US avg 100)	85
Earthquake index (US avg 100)	93
Homes occupied	90%
Bachelor's or higher	10%
Poverty rate	10.3%
Unemployment	1.5%
Average temp	53°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.