

Roxana 62084

ZIP code · IL · Illinois · Madison County · Roxana

BUYER'S MARKET

\$75K

MEDIAN SALE PRICE

-27.1%

1-YR CHANGE

25

SALES (12 MO)

\$110K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 22 / 100



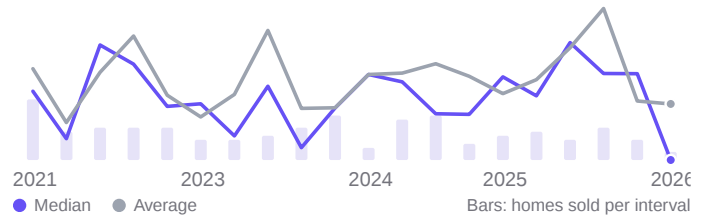
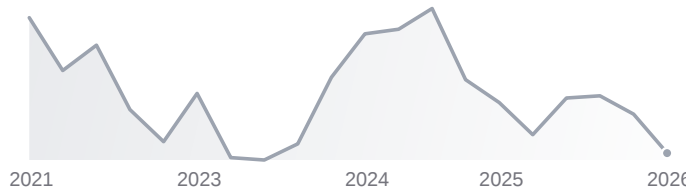
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

22 / 100

Sale prices

Median \$44K · Average \$85K

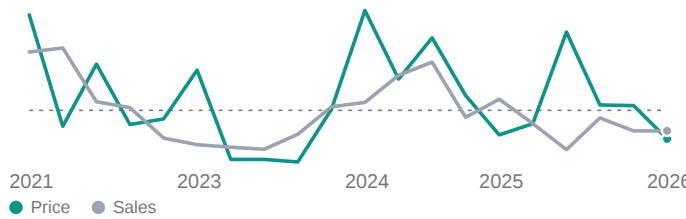


Growth (year over year)

Price -27.1% · Sales -19.4%

Price per square foot

\$62/ft²



Sale premium vs estimated value

-29.7%

Annual turnover (share of homes sold)

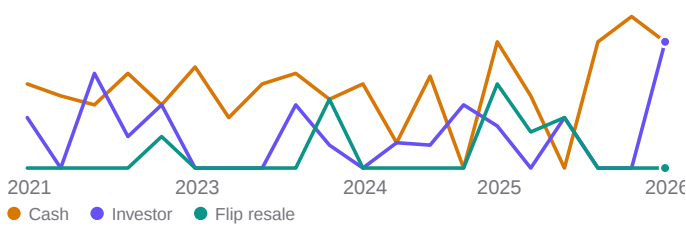
3.9%



BUYERS & OUTCOMES

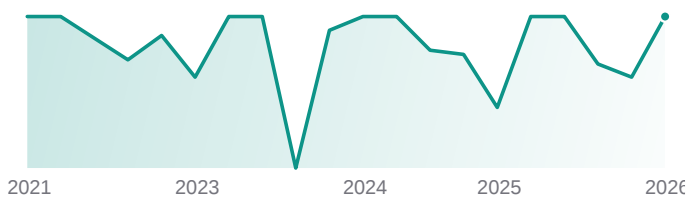
Buyer mix

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



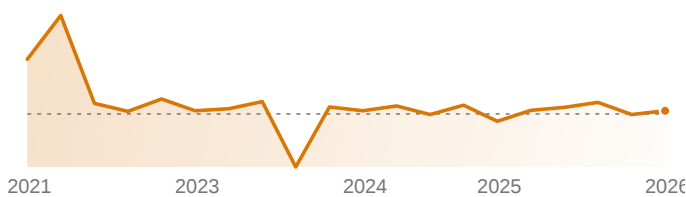
Sellers who sold at a gain

100%

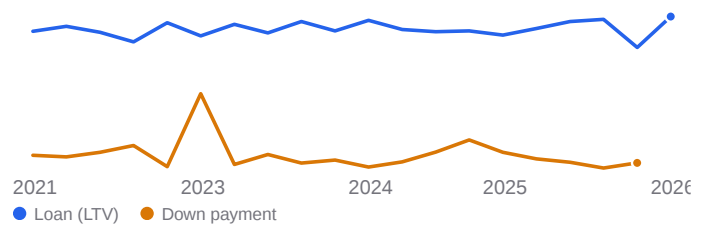


Median annualized return at resale

+1.9%

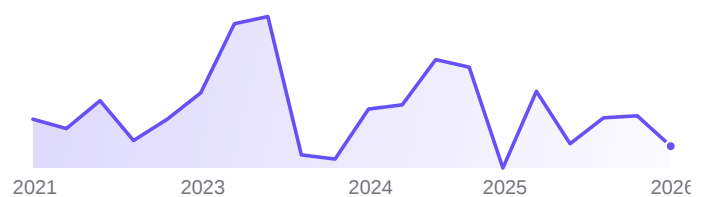


Financing (share of purchase price) Loan (LTV) 100% · Down payment 5.2%



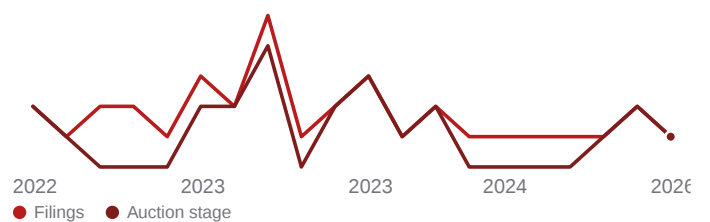
Typical hold before selling

4.2 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	638
Median value (AVM)	\$110K
Median size	916 ft²
Median bedrooms	3
Median year built	1940
Single family	92%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	43%
Underwater (LTV 125% or more)	5.2%
Owner occupied	74%
Company owned	13%
Median loan-to-value	58%
Typical ownership tenure	12.9 yrs

COMMUNITY

Population	2,884
Density	432 / mi²
Median household income	\$59K
Average household income	\$83K
Crime index (US avg 100)	134
Air pollution index (US avg 100)	89
Earthquake index (US avg 100)	134
Homes occupied	92%
Bachelor's or higher	16%
Poverty rate	14.8%
Unemployment	1.2%
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.