

South Roxana 62087

ZIP code · IL · Illinois · Madison County · South Roxana

BALANCED MARKET

\$46K

MEDIAN SALE PRICE

-50.7%

1-YR CHANGE

34

SALES (12 MO)

\$77K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 45 / 100



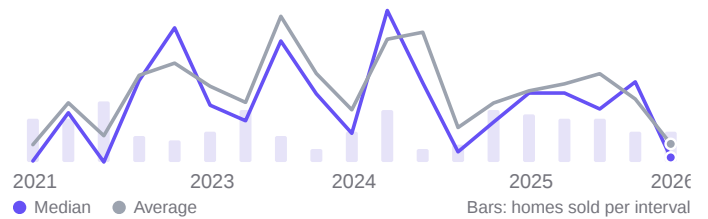
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

45 / 100

Sale prices

Median \$45K · Average \$54K

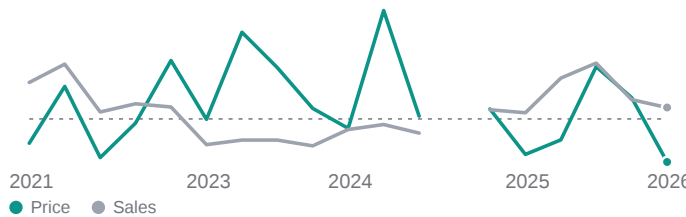


Growth (year over year)

Price -50.7% · Sales +13.3%

Price per square foot

\$55/ft²

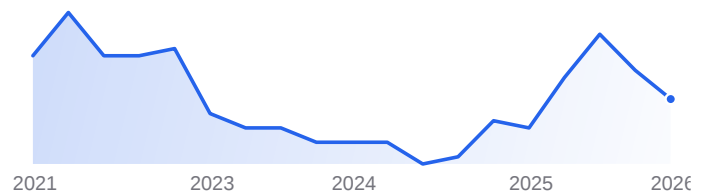
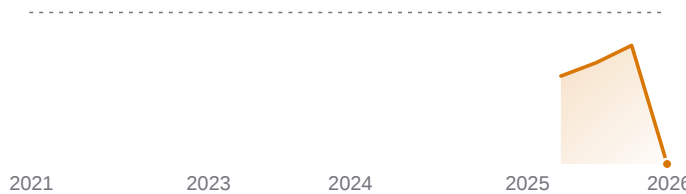


Sale premium vs estimated value

-9.1%

Annual turnover (share of homes sold)

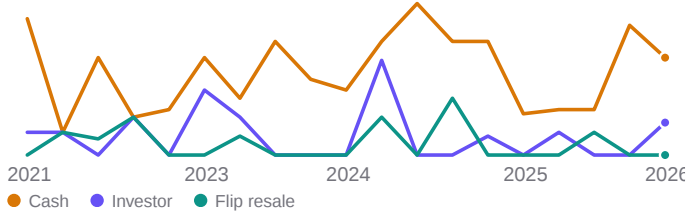
4.5%



BUYERS & OUTCOMES

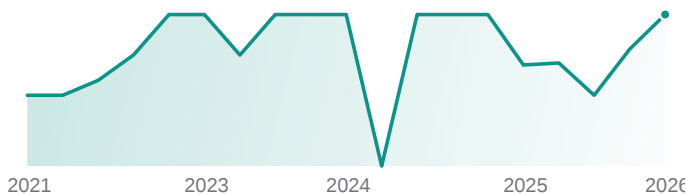
Buyer mix

Cash 43% · Investor 14% · Flip resale 0%



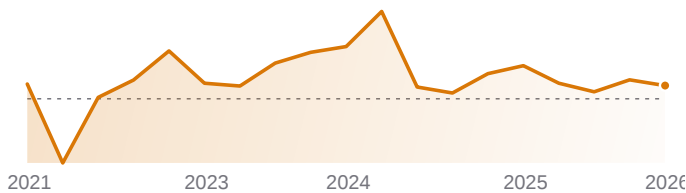
Sellers who sold at a gain

100%

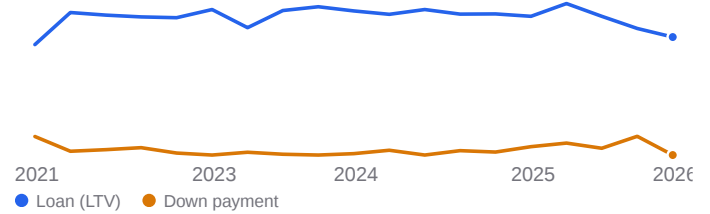


Median annualized return at resale

+2.6%

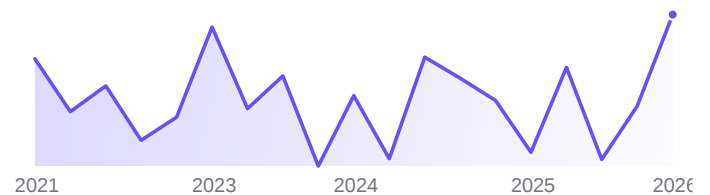


Financing (share of purchase price) Loan (LTV) 80% · Down payment 1.8%



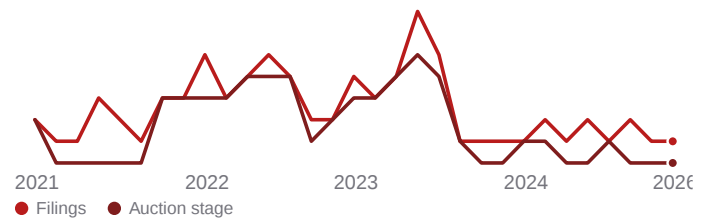
Typical hold before selling

22.6 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	752
Median value (AVM)	\$77K
Median size	980 ft²
Median bedrooms	2
Median year built	1960
Single family	86%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	47%
Underwater (LTV 125% or more)	8.5%
Owner occupied	71%
Company owned	13%
Median loan-to-value	55%
Typical ownership tenure	13.7 yrs

COMMUNITY

Population	866
Density	306 / mi²
Median household income	\$58K
Average household income	\$76K
Crime index (US avg 100)	146
Air pollution index (US avg 100)	94
Earthquake index (US avg 100)	128
Homes occupied	91%
Bachelor's or higher	6%
Poverty rate	12.9%
Unemployment	1.3%
Average temp	55°F
Annual precip	39 in
Sunshine	59%

Market metrics are derived from recorded arms-length deeds through April 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.