

Wood River 62095

ZIP code · IL · Illinois · Madison County · Wood River

BUYER'S MARKET

\$99K

MEDIAN SALE PRICE

-23.6%

1-YR CHANGE

161

SALES (12 MO)

\$117K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 27 / 100



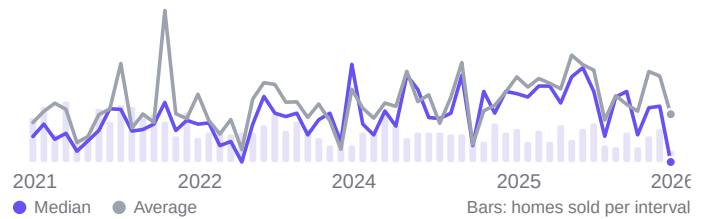
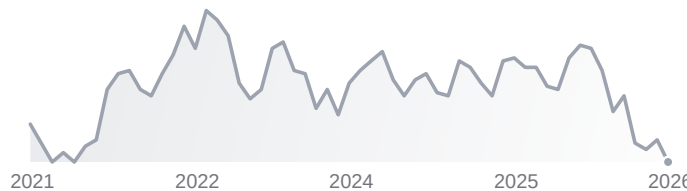
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

27 / 100

Sale prices

Median \$65K · Average \$109K

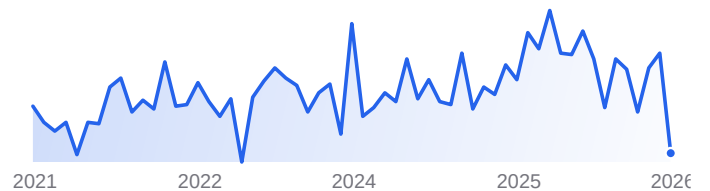
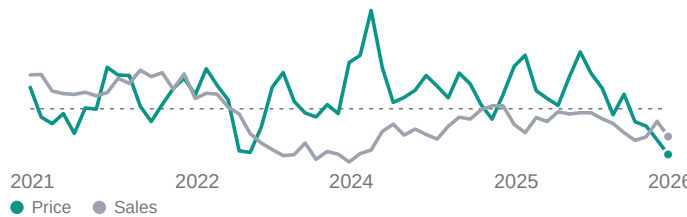


Growth (year over year)

Price -23.6% · Sales -14.4%

Price per square foot

\$69/ft²

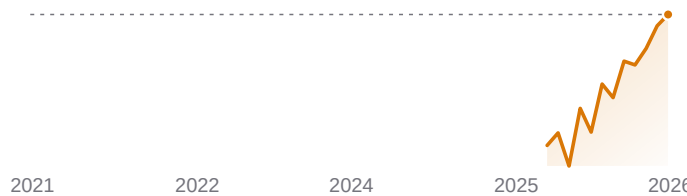


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

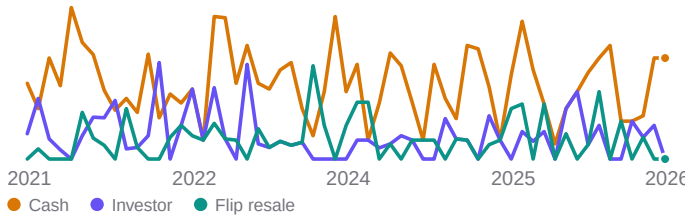
3.9%



BUYERS & OUTCOMES

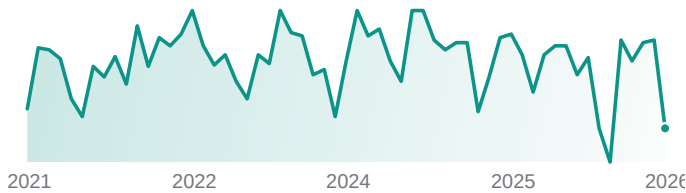
Buyer mix

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



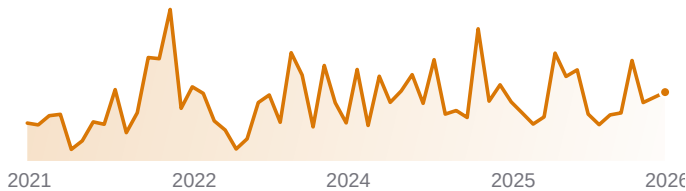
Sellers who sold at a gain

67%

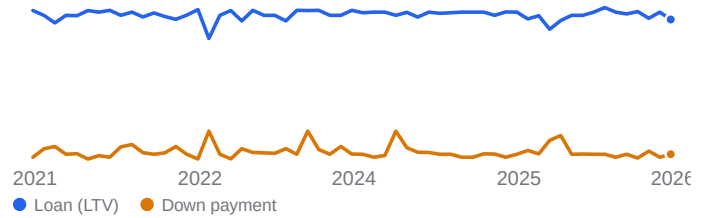


Median annualized return at resale

+4.9%

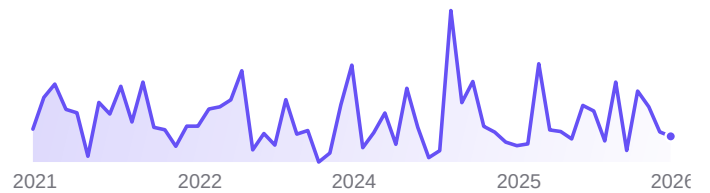


Financing (share of purchase price) Loan (LTV) 92% · Down payment 5.0%



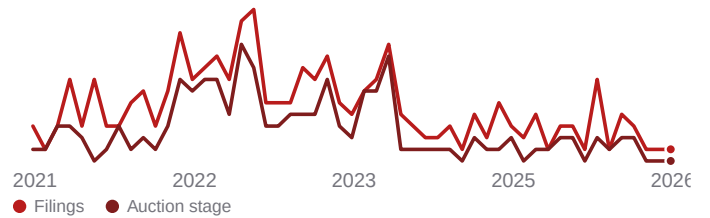
Typical hold before selling

6.3 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	4,180
Median value (AVM)	\$117K
Median size	988 ft²
Median bedrooms	3
Median year built	1945
Single family	94%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	41%
Underwater (LTV 125% or more)	4.6%
Owner occupied	80%
Company owned	13%
Median loan-to-value	60%
Typical ownership tenure	11.7 yrs

COMMUNITY

Population	10,408
Density	1,409 / mi²
Median household income	\$70K
Average household income	\$78K
Crime index (US avg 100)	125
Air pollution index (US avg 100)	93
Earthquake index (US avg 100)	129
Homes occupied	93%
Bachelor's or higher	14%
Poverty rate	14.7%
Unemployment	1.3%
Average temp	55°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.