

Beckemeyer 62219

ZIP code · IL · Illinois > Clinton County > Beckemeyer

SELLER'S MARKET

\$161K

MEDIAN SALE PRICE

21

SALES (12 MO)

\$122K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 76 / 100

Buyer's market

Balanced

Seller's market

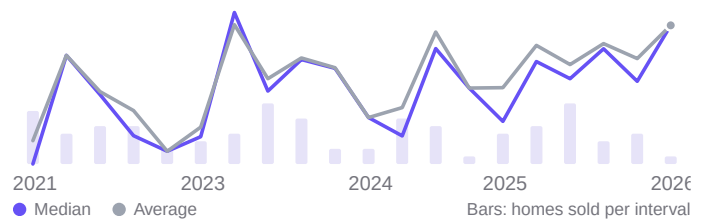
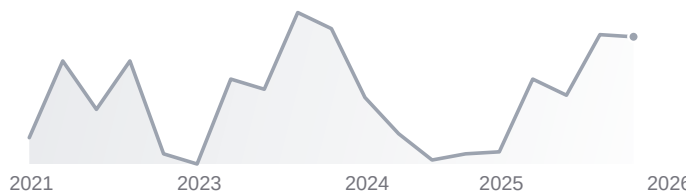
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

76 / 100

Sale prices

Median \$172K · Average \$172K

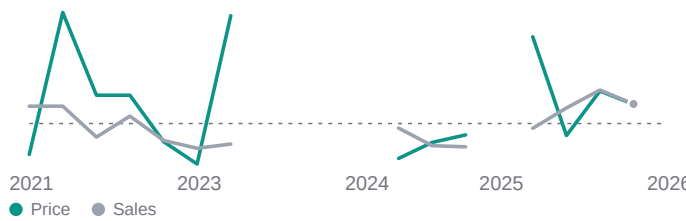


Growth (year over year)

Price +24.4% · Sales +25.0%

Price per square foot

\$157/ft²

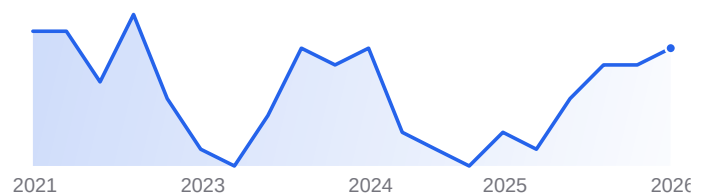


Sale premium vs estimated value

-0.3%

Annual turnover (share of homes sold)

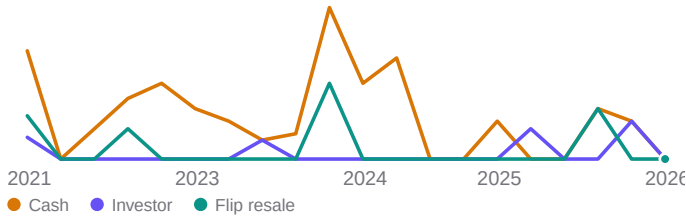
4.9%



BUYERS & OUTCOMES

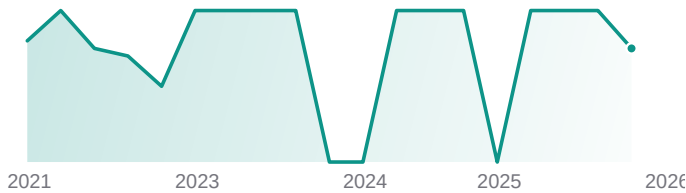
Buyer mix

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



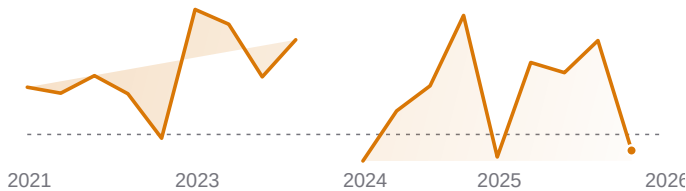
Sellers who sold at a gain

75%

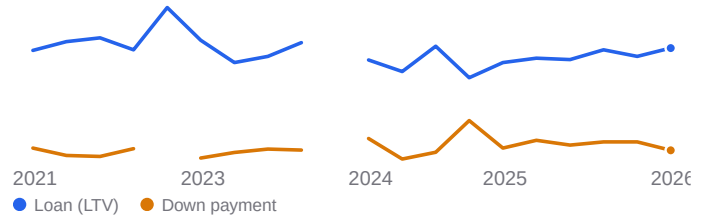


Median annualized return at resale

-2.4%

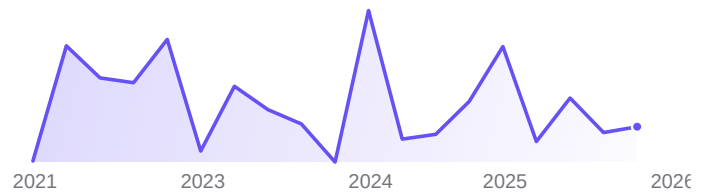


Financing (share of purchase price) Loan (LTV) 92% · Down payment 8.2%



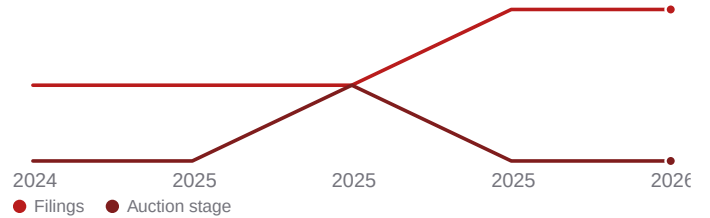
Typical hold before selling

3.3 yrs



Preforeclosure filings

Filings 2 · Auction stage 0



HOUSING STOCK

Homes	426
Median value (AVM)	\$122K
Median size	1,460 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)	7.4%
Owner occupied	80%
Company owned	8.5%
Median loan-to-value	62%
Typical ownership tenure	18.0 yrs

COMMUNITY

Population	39
Density	124 / mi²
Median household income	\$76K
Average household income	\$118K
Crime index (US avg 100)	146
Air pollution index (US avg 100)	81
Earthquake index (US avg 100)	164
Homes occupied	95%
Bachelor's or higher	15%
Poverty rate	3.9%
Unemployment	1.2%
Average temp	55°F
Annual precip	41 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.