

# Cutler 62238

ZIP code · IL · Illinois > Perry County > Cutler

**\$46K**

MEDIAN SALE PRICE

**5**

SALES (12 MO)

**\$59K**

MEDIAN VALUE (AVM)

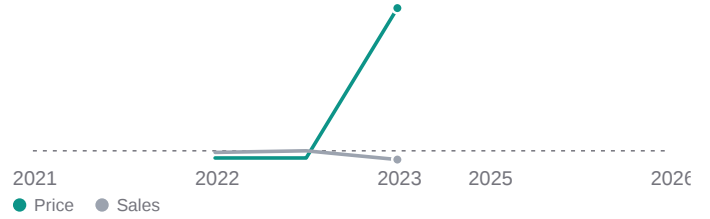
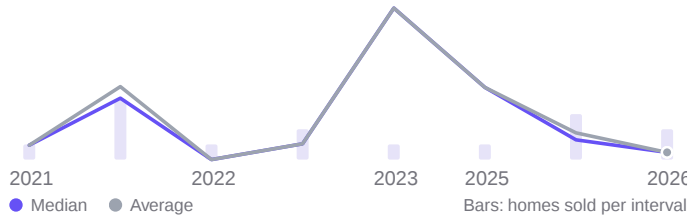
## MARKET TRENDS (5 YEARS)

Sale prices

Median \$25K · Average \$25K

Growth (year over year)

Price +1227.4% · Sales -75.0%

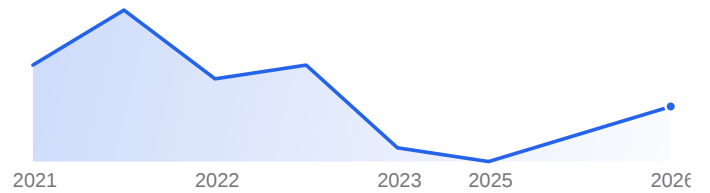
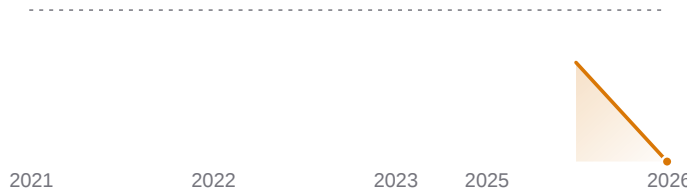


Sale premium vs estimated value

-74.6%

Annual turnover (share of homes sold)

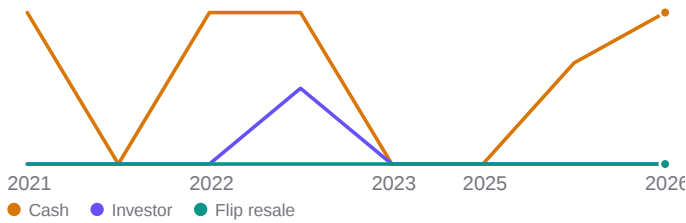
2.2%



## BUYERS & OUTCOMES

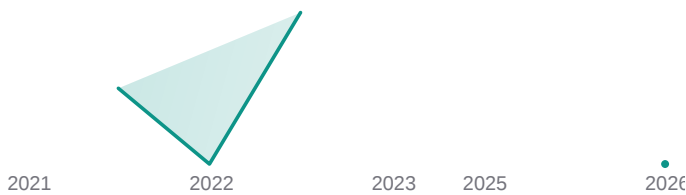
### Buyer mix

Cash 100% · Investor 0% · Flip resale 0%



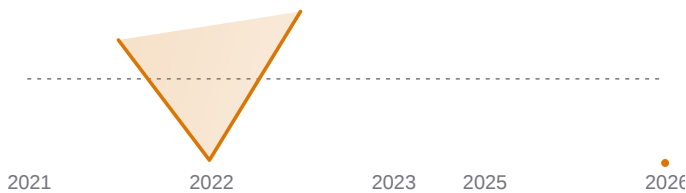
### Sellers who sold at a gain

0%

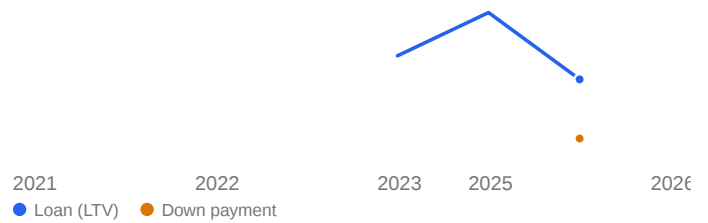


### Median annualized return at resale

-6.7%

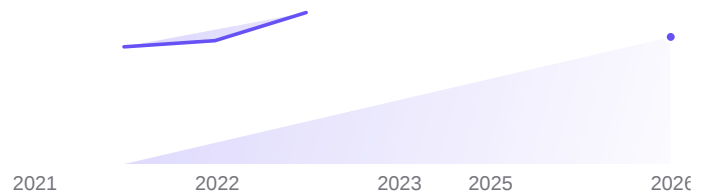


Financing (share of purchase price) Loan (LTV) 75% · Down payment 25%



### Typical hold before selling

15.0 yrs



### Preforeclosure filings

Filings 1 · Auction stage 1



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 226       |
| Median value (AVM) | \$59K     |
| Median size        | 1,188 ft² |
| Median year built  | 2001      |
| Single family      | 100%      |

## EQUITY & OWNERSHIP

|                               |         |
|-------------------------------|---------|
| Equity rich (LTV 50% or less) | 67%     |
| Underwater (LTV 125% or more) | 5.2%    |
| Owner occupied                | 95%     |
| Company owned                 | 7.5%    |
| Median loan-to-value          | 14%     |
| Typical ownership tenure      | 9.0 yrs |

## COMMUNITY

|                                  |                 |
|----------------------------------|-----------------|
| Population                       | <b>598</b>      |
| Density                          | <b>12 / mi²</b> |
| Median household income          | <b>\$80K</b>    |
| Average household income         | <b>\$87K</b>    |
| Crime index (US avg 100)         | <b>145</b>      |
| Air pollution index (US avg 100) | <b>90</b>       |
| Earthquake index (US avg 100)    | <b>207</b>      |
| Homes occupied                   | <b>88%</b>      |
| Bachelor's or higher             | <b>8%</b>       |
| Poverty rate                     | <b>18.2%</b>    |
| Unemployment                     | <b>1.7%</b>     |
| Average temp                     | <b>56°F</b>     |
| Annual precip                    | <b>43 in</b>    |
| Sunshine                         | <b>59%</b>      |

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.