

Greenville 62246

ZIP code · IL · Illinois > Bond County > Greenville

SELLER'S MARKET

\$161K

MEDIAN SALE PRICE

+6.1%

1-YR CHANGE

139

SALES (12 MO)

\$184K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 63 / 100

Buyer's market

Balanced

Seller's market

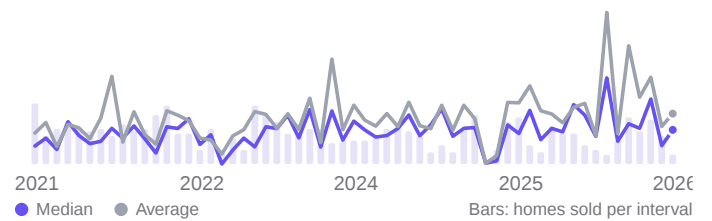
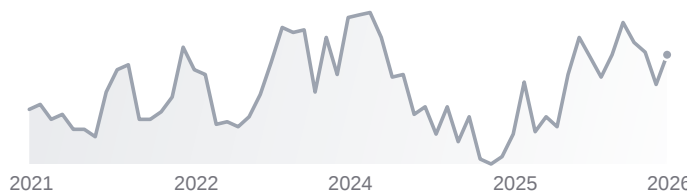
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

63 / 100

Sale prices

Median \$145K · Average \$195K

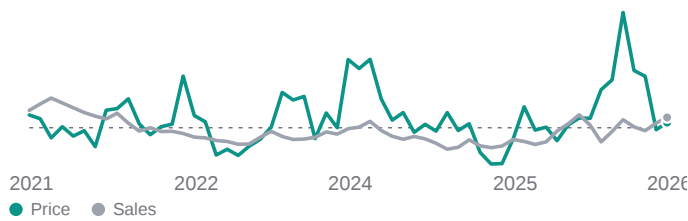


Growth (year over year)

Price +6.1% · Sales +12.1%

Price per square foot

\$120/ft²

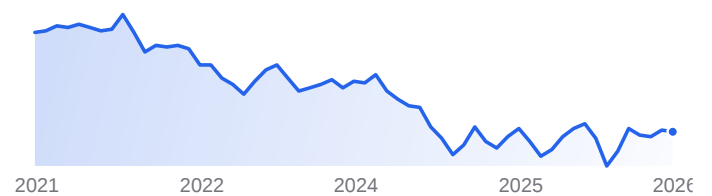
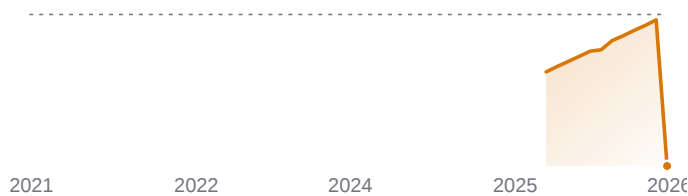


Sale premium vs estimated value

-9.1%

Annual turnover (share of homes sold)

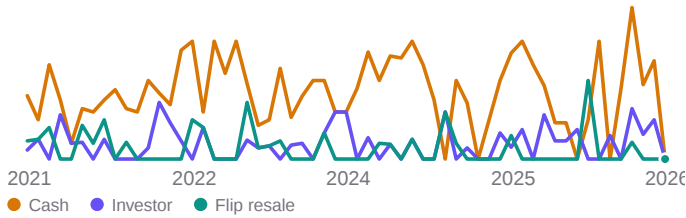
3.9%



BUYERS & OUTCOMES

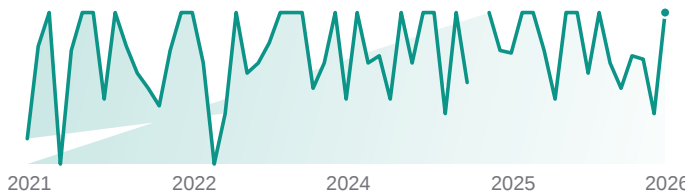
Buyer mix

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



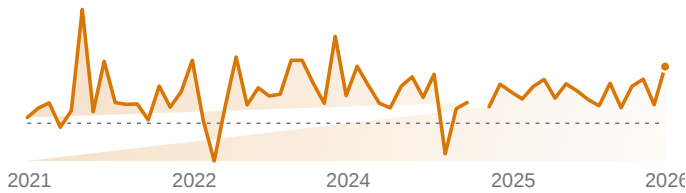
Sellers who sold at a gain

100%

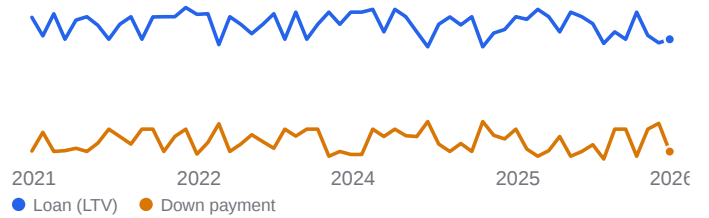


Median annualized return at resale

+11.3%

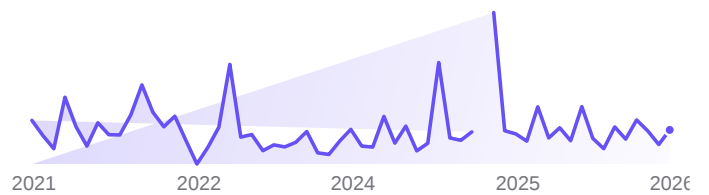


Financing (share of purchase price) Loan (LTV) 80% · Down payment 5.0%



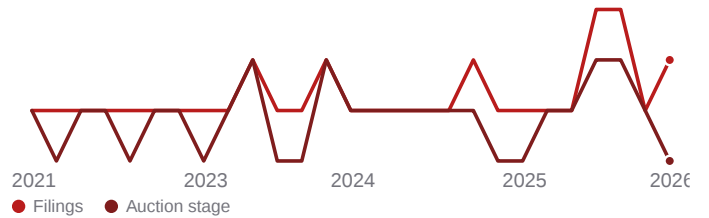
Typical hold before selling

4.8 yrs



Preforeclosure filings

Filings 2 · Auction stage 0



HOUSING STOCK

Homes	3,537
Median value (AVM)	\$184K
Median size	1,456 ft²
Median bedrooms	3
Median year built	1920
Single family	88%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	58%
Underwater (LTV 125% or more)	4.3%
Owner occupied	80%
Company owned	18%
Median loan-to-value	40%
Typical ownership tenure	6.8 yrs

COMMUNITY

Population	10,004
Density	70 / mi²
Median household income	\$64K
Average household income	\$81K
Crime index (US avg 100)	124
Air pollution index (US avg 100)	86
Earthquake index (US avg 100)	146
Homes occupied	90%
Bachelor's or higher	12%
Poverty rate	11.9%
Unemployment	1.3%
Average temp	54°F
Annual precip	41 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.