

Highland 62249

ZIP code · IL · Illinois · Madison County · Highland

SELLER'S MARKET

\$255K

MEDIAN SALE PRICE

+4.1%

1-YR CHANGE

273

SALES (12 MO)

\$271K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 70 / 100



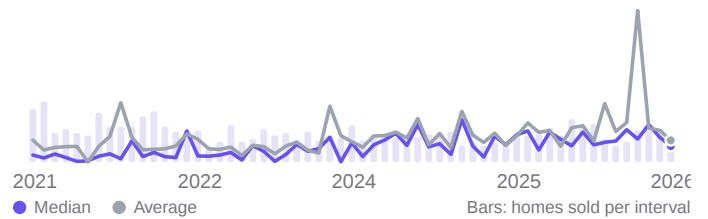
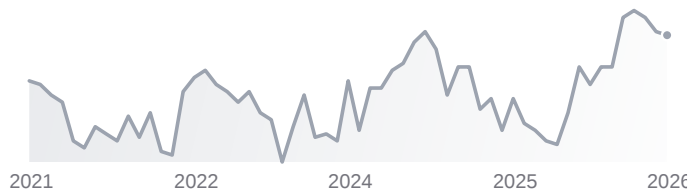
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

70 / 100

Sale prices

Median \$215K · Average \$238K

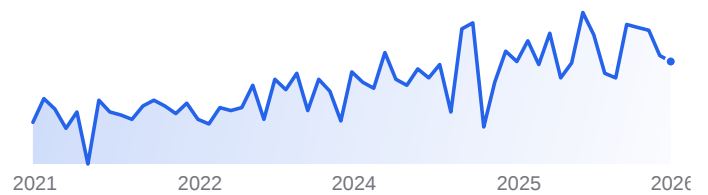
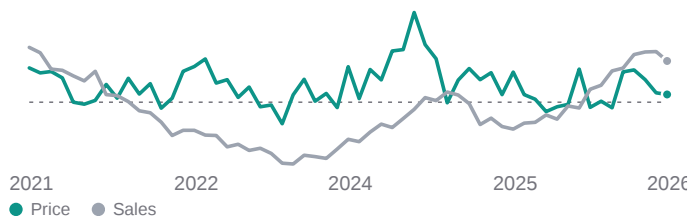


Growth (year over year)

Price +4.1% · Sales +21.9%

Price per square foot

\$186/ft²

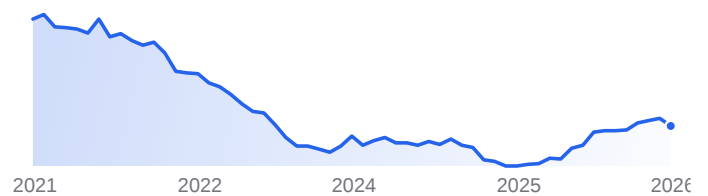
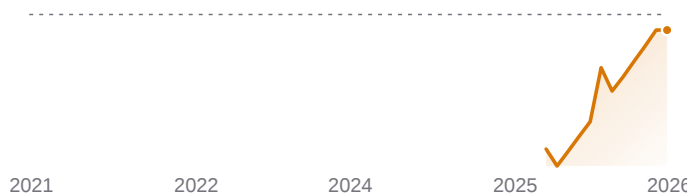


Sale premium vs estimated value

-0.4%

Annual turnover (share of homes sold)

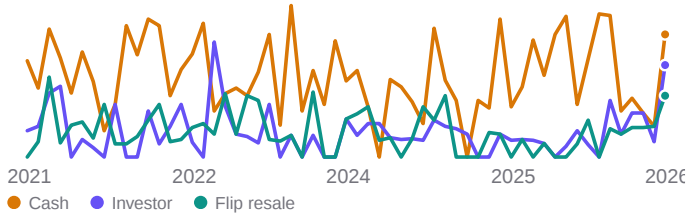
4.5%



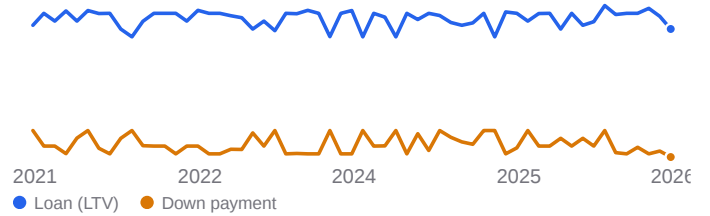
BUYERS & OUTCOMES

Buyer mix

Cash 33% · Investor 25% · Flip resale 17%

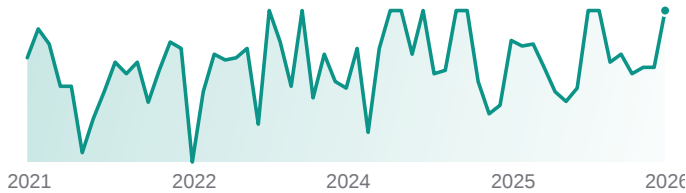


Financing (share of purchase price) Loan (LTV) 85% · Down payment 3.0%



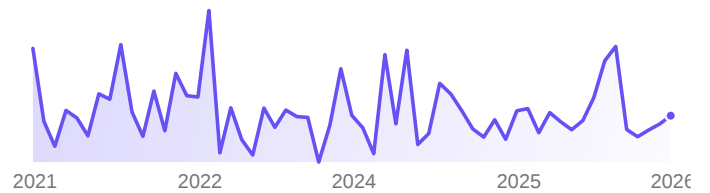
Sellers who sold at a gain

100%



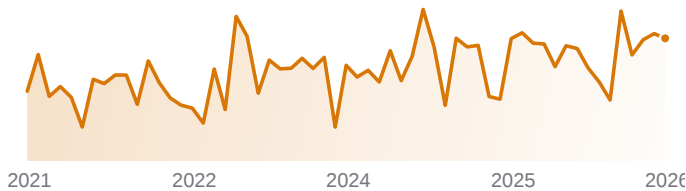
Typical hold before selling

6.3 yrs



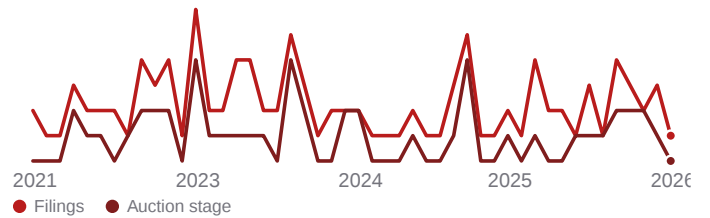
Median annualized return at resale

+7.0%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	6,125
Median value (AVM)	\$271K
Median size	1,312 ft²
Median bedrooms	4
Median year built	1981
Single family	84%
Condos	4.0%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	46%
Underwater (LTV 125% or more)	4.3%
Owner occupied	89%
Company owned	16%
Median loan-to-value	53%

Typical ownership tenure

13.5 yrs

COMMUNITY

Population	15,329
Density	175 / mi²
Median household income	\$95K
Average household income	\$114K
Crime index (US avg 100)	85
Air pollution index (US avg 100)	91
Earthquake index (US avg 100)	149
Homes occupied	95%
Bachelor's or higher	24%
Poverty rate	3.1%
Unemployment	1.3%
Average temp	55°F
Annual precip	42 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.