

Modoc 62261

ZIP code · IL · Illinois > Randolph County

\$95K

MEDIAN SALE PRICE

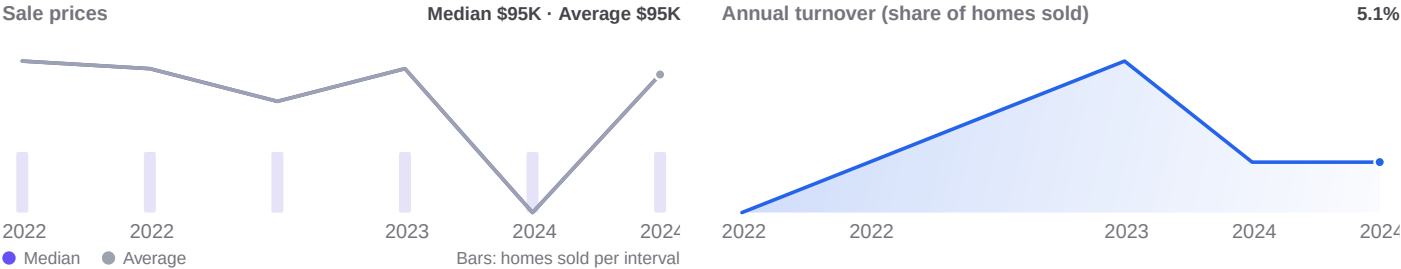
2

SALES (12 MO)

\$107K

MEDIAN VALUE (AVM)

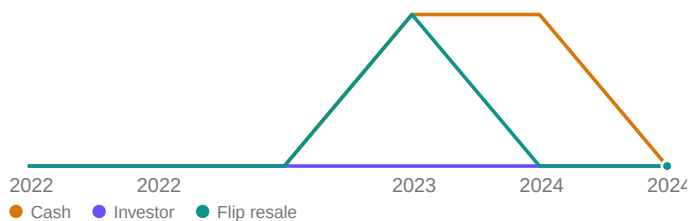
MARKET TRENDS (5 YEARS)



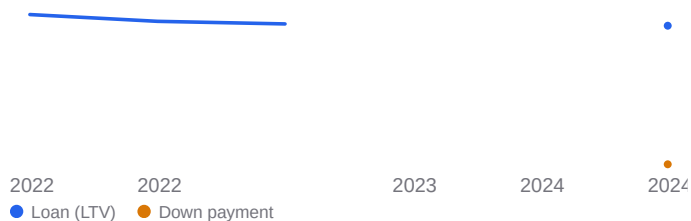
BUYERS & OUTCOMES

Buyer mix

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

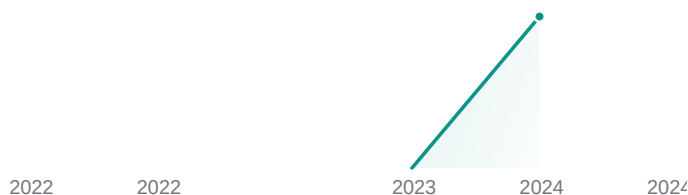


Financing (share of purchase price) Loan (LTV) 97% · Down payment 3.0%



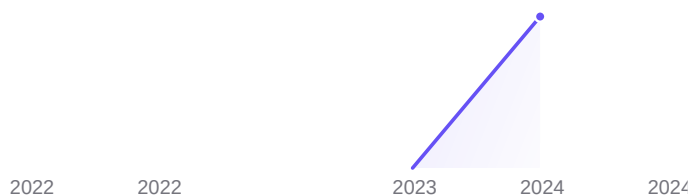
Sellers who sold at a gain

100%



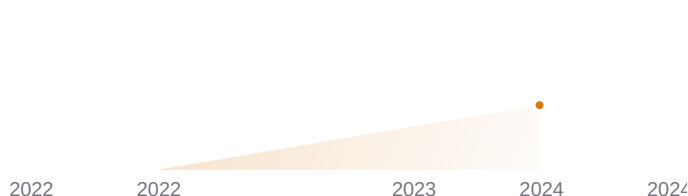
Typical hold before selling

7.9 yrs



Median annualized return at resale

+20.6%



HOUSING STOCK

Homes	39
Median value (AVM)	\$107K
Single family	100%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	57%
Underwater (LTV 125% or more)	3.6%
Owner occupied	79%
Company owned	5.1%
Median loan-to-value	40%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	553
Density	17 / mi ²
Median household income	\$60K
Average household income	\$71K
Crime index (US avg 100)	113
Air pollution index (US avg 100)	82
Earthquake index (US avg 100)	188
Homes occupied	86%
Bachelor's or higher	14%
Poverty rate	12.9%
Unemployment	1.3%
Average temp	56°F
Annual precip	41 in
Sunshine	59%

Market metrics are derived from recorded arms-length deeds through October 2024, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.