

Nashville 62263

ZIP code · IL · Illinois > Washington County > Nashville

BALANCED MARKET

\$145K

MEDIAN SALE PRICE

+14.9%

1-YR CHANGE

28

SALES (12 MO)

\$152K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 41 / 100



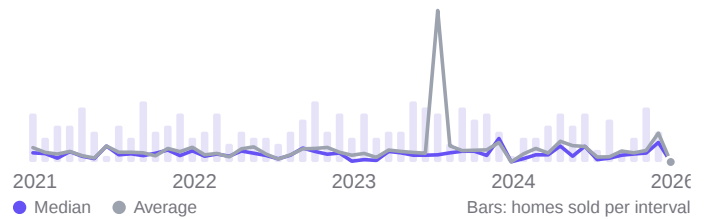
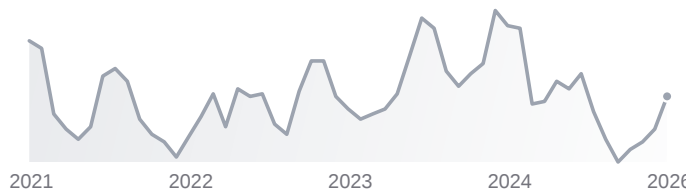
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

41 / 100

Sale prices

Median \$30K · Average \$30K

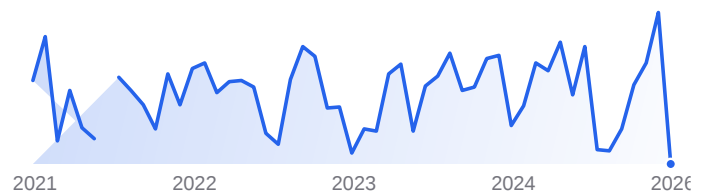
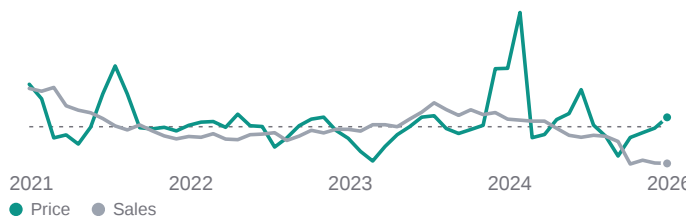


Growth (year over year)

Price +14.9% · Sales -58.8%

Price per square foot

\$36/ft²

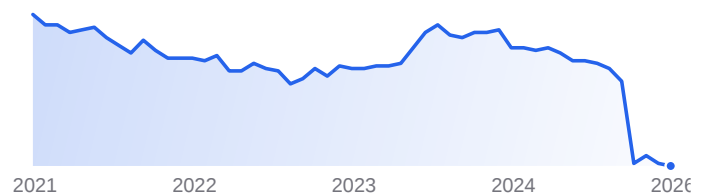
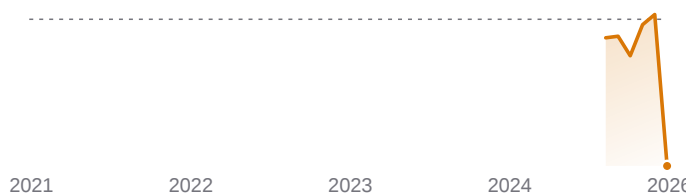


Sale premium vs estimated value

-66.1%

Annual turnover (share of homes sold)

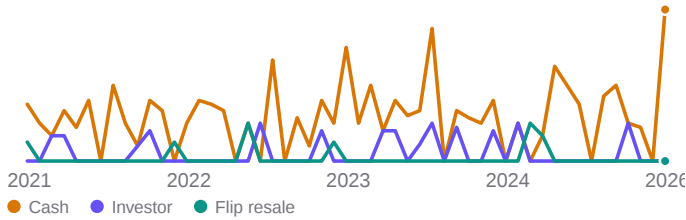
1.3%



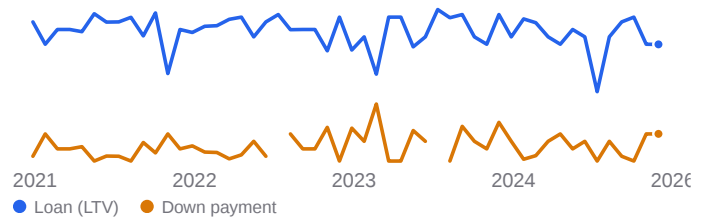
BUYERS & OUTCOMES

Buyer mix

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

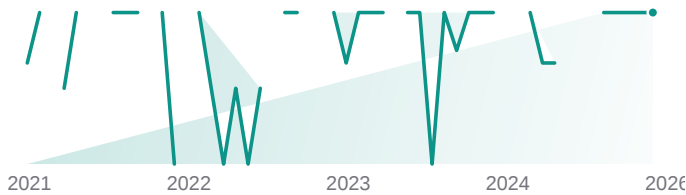


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



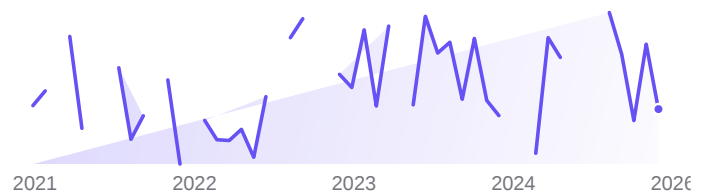
Sellers who sold at a gain

100%



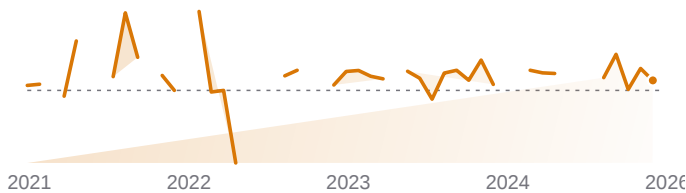
Typical hold before selling

2.4 yrs



Median annualized return at resale

+4.0%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,206
Median value (AVM)	\$152K
Median size	1,344 ft²
Median bedrooms	3
Median year built	1964
Single family	96%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	56%
Underwater (LTV 125% or more)	3.8%
Owner occupied	80%
Company owned	13%
Median loan-to-value	37%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	5,114
Density	34 / mi²
Median household income	\$73K
Average household income	\$89K
Crime index (US avg 100)	92
Air pollution index (US avg 100)	87
Earthquake index (US avg 100)	187
Homes occupied	88%
Bachelor's or higher	17%
Poverty rate	7.8%
Unemployment	1.2%
Average temp	56°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.