

New Baden 62265

ZIP code · IL · Illinois · Clinton County · New Baden

BUYER'S MARKET

\$169K

MEDIAN SALE PRICE

-22.0%

1-YR CHANGE

41

SALES (12 MO)

\$203K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 30 / 100



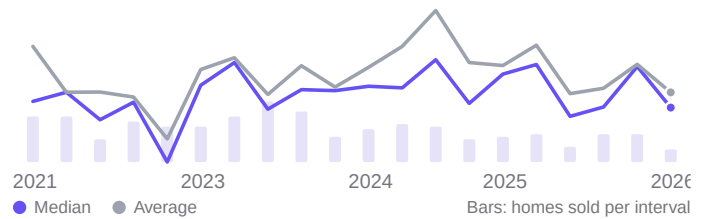
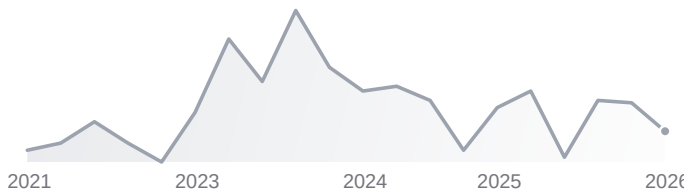
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

30 / 100

Sale prices

Median \$151K · Average \$171K

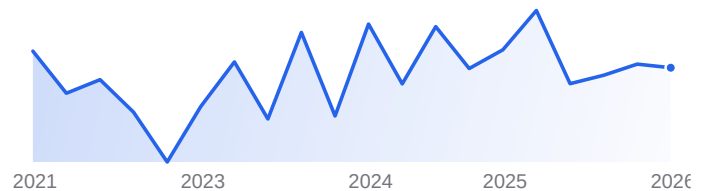
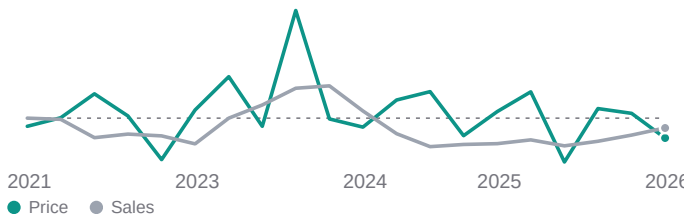


Growth (year over year)

Price -22.0% · Sales -10.9%

Price per square foot

\$112/ft²

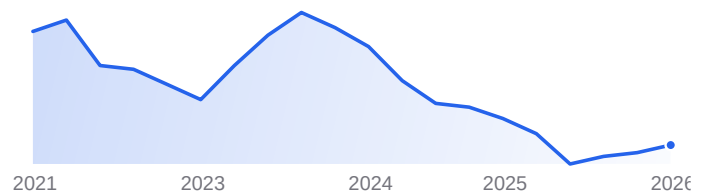


Sale premium vs estimated value

-0.5%

Annual turnover (share of homes sold)

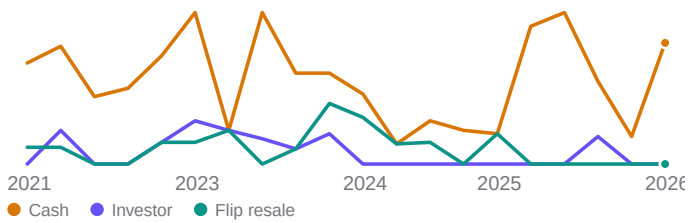
2.5%



BUYERS & OUTCOMES

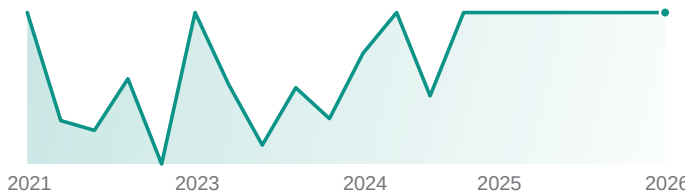
Buyer mix

Cash 40% · Investor 0% · Flip resale 0%



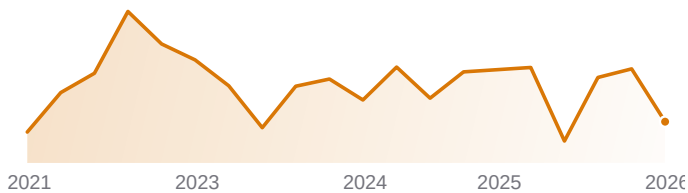
Sellers who sold at a gain

100%

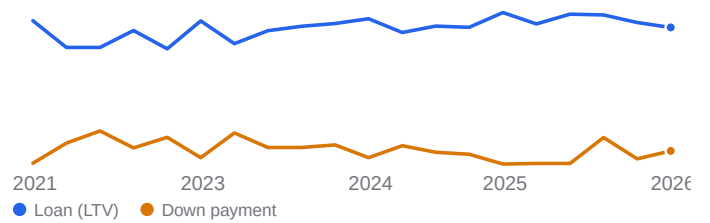


Median annualized return at resale

+2.9%

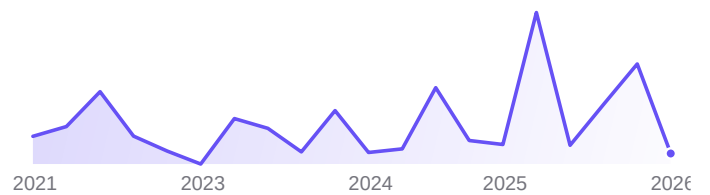


Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



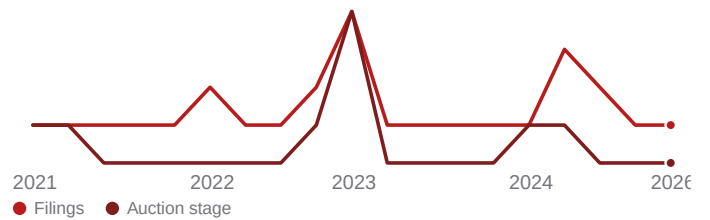
Typical hold before selling

4.2 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	1,668
Median value (AVM)	\$203K
Median size	1,600 ft²
Median bedrooms	3
Median year built	1979
Single family	90%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	41%
Underwater (LTV 125% or more)	6.1%
Owner occupied	76%
Company owned	18%
Median loan-to-value	59%
Typical ownership tenure	17.2 yrs

COMMUNITY

Population	4,902
Density	123 / mi²
Median household income	\$90K
Average household income	\$102K
Crime index (US avg 100)	105
Air pollution index (US avg 100)	88
Earthquake index (US avg 100)	171
Homes occupied	94%
Bachelor's or higher	22%
Poverty rate	7.2%
Unemployment	1.4%
Average temp	56°F
Annual precip	41 in
Sunshine	59%

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.