

Sparta 62286

ZIP code · IL · Illinois · Randolph County · Sparta

BUYER'S MARKET

\$73K

MEDIAN SALE PRICE

-43.9%

1-YR CHANGE

59

SALES (12 MO)

\$94K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 23 / 100



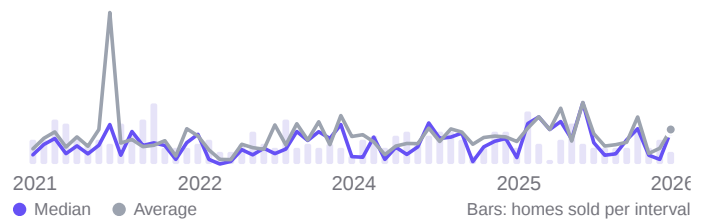
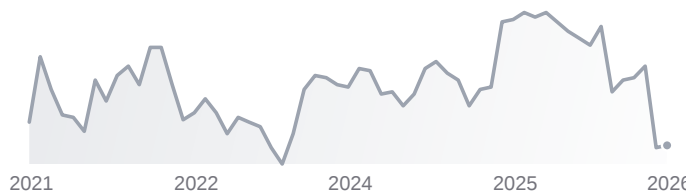
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

23 / 100

Sale prices

Median \$135K · Average \$142K

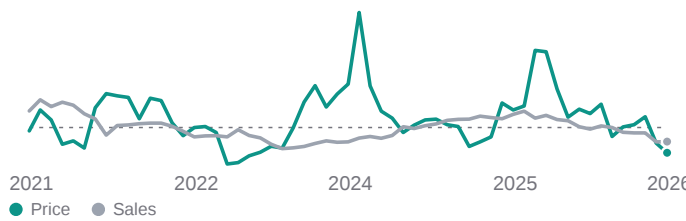


Growth (year over year)

Price -43.9% · Sales -24.4%

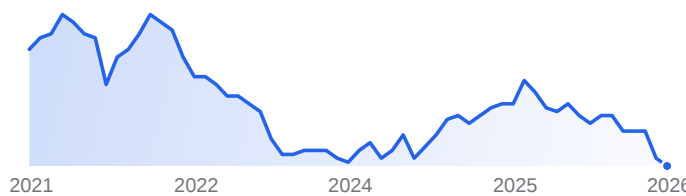
Sale premium vs estimated value

+0.0%



Annual turnover (share of homes sold)

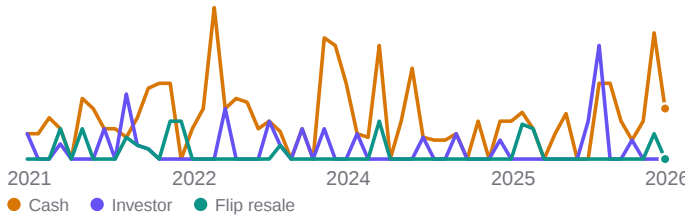
3.1%



BUYERS & OUTCOMES

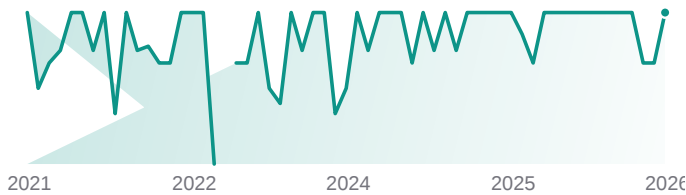
Buyer mix

Cash 33% · Investor 0% · Flip resale 0%



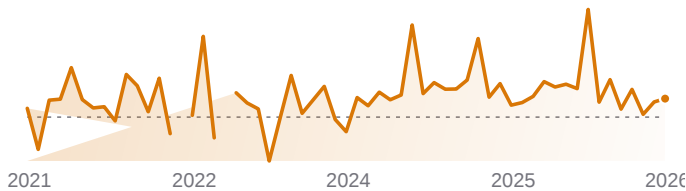
Sellers who sold at a gain

100%

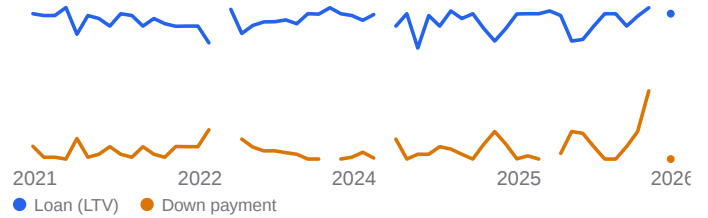


Median annualized return at resale

+5.1%

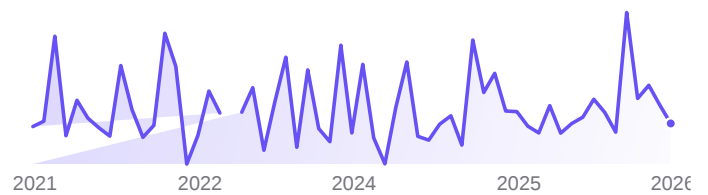


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



Typical hold before selling

4.8 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,906
Median value (AVM)	\$94K
Single family	100%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	60%
Underwater (LTV 125% or more)	6.2%
Owner occupied	79%
Company owned	5.9%
Median loan-to-value	34%
Typical ownership tenure	19.8 yrs

COMMUNITY

Population	5,702
Density	57 / mi²
Median household income	\$66K
Average household income	\$85K
Crime index (US avg 100)	143
Air pollution index (US avg 100)	85
Earthquake index (US avg 100)	190
Homes occupied	87%
Bachelor's or higher	14%
Poverty rate	11.6%
Unemployment	1.0%
Average temp	56°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.