

Carthage 62321

ZIP code · IL · Illinois · Hancock County · Carthage

BUYER'S MARKET

\$78K

MEDIAN SALE PRICE

-38.2%

1-YR CHANGE

49

SALES (12 MO)

\$90K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 20 / 100



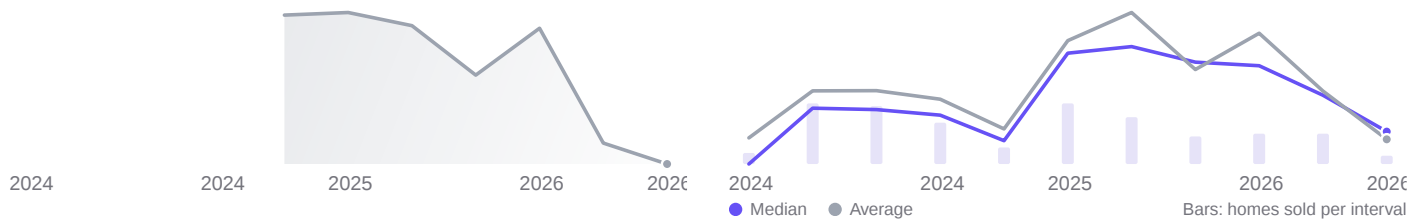
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

20 / 100

Sale prices

Median \$63K · Average \$56K

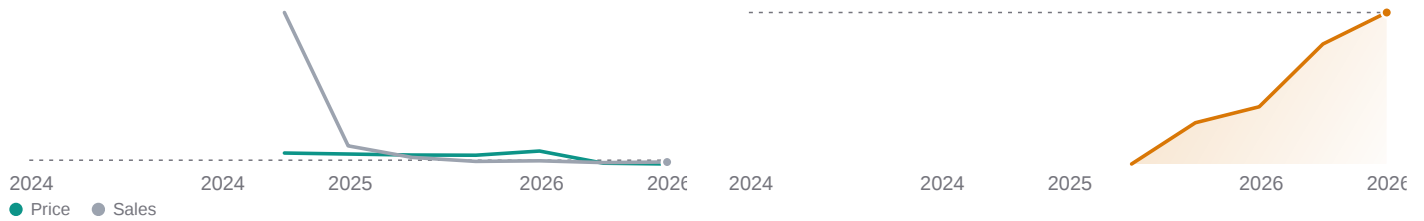


Growth (year over year)

Price -38.2% · Sales -18.3%

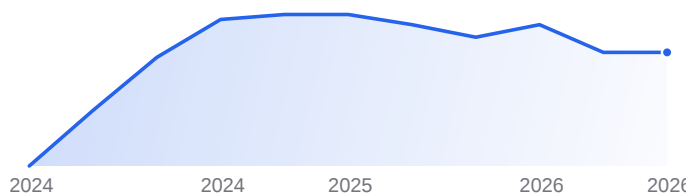
Sale premium vs estimated value

+0.0%



Annual turnover (share of homes sold)

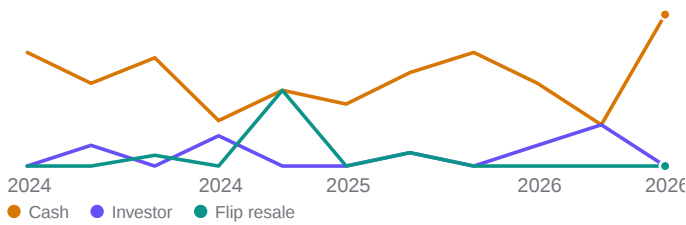
3.2%



BUYERS & OUTCOMES

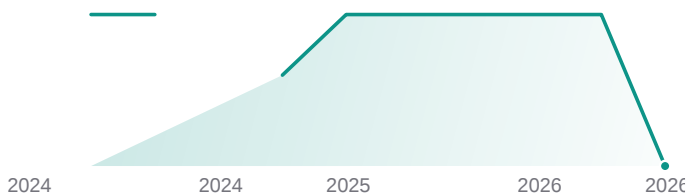
Buyer mix

Cash 67% · Investor 0% · Flip resale 0%



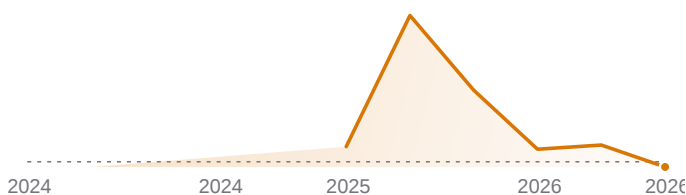
Sellers who sold at a gain

0%

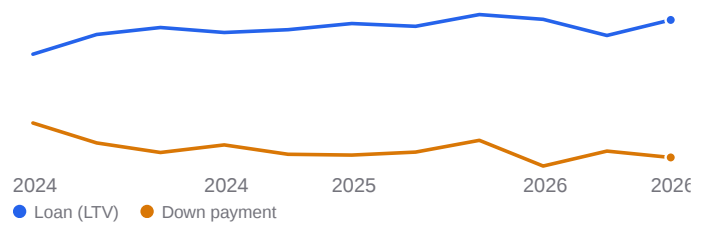


Median annualized return at resale

-4.8%

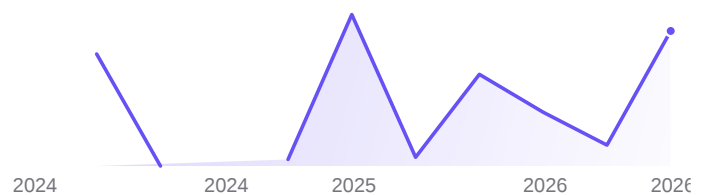


Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



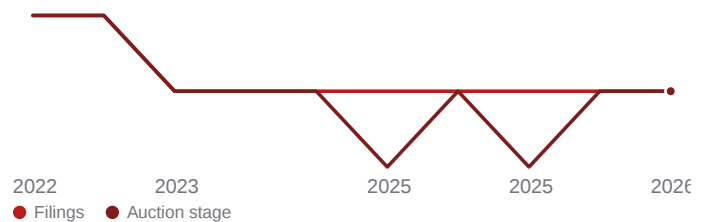
Typical hold before selling

10.7 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,523
Median value (AVM)	\$90K
Single family	99%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	72%
Underwater (LTV 125% or more)	3.5%
Owner occupied	80%
Company owned	9.2%
Median loan-to-value	0%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	3,790
Density	22 / mi²
Median household income	\$79K
Average household income	\$91K
Crime index (US avg 100)	100
Air pollution index (US avg 100)	85
Earthquake index (US avg 100)	29
Homes occupied	87%
Bachelor's or higher	22%
Poverty rate	13.8%
Unemployment	1.5%
Average temp	52°F
Annual precip	38 in
Sunshine	56%

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.