

Colchester 62326

ZIP code · IL · Illinois · McDonough County · Colchester

BUYER'S MARKET

\$55K

MEDIAN SALE PRICE

-10.2%

1-YR CHANGE

29

SALES (12 MO)

\$80K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 39 / 100



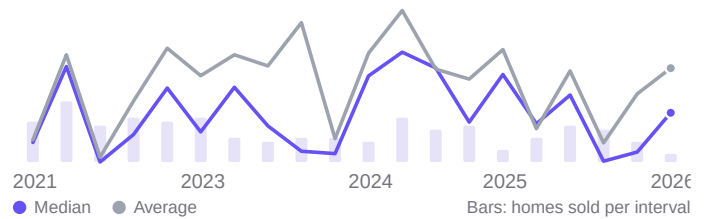
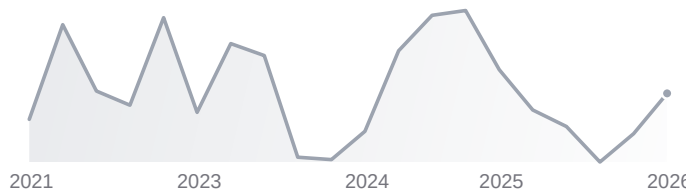
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

39 / 100

Sale prices

Median \$70K · Average \$108K

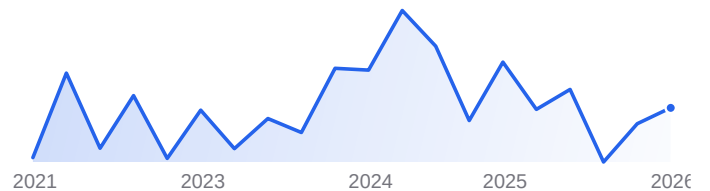
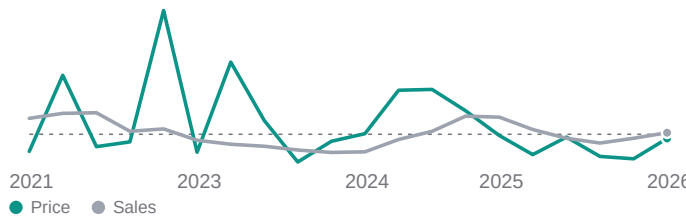


Growth (year over year)

Price -10.2% · Sales +3.6%

Price per square foot

\$52/ft²

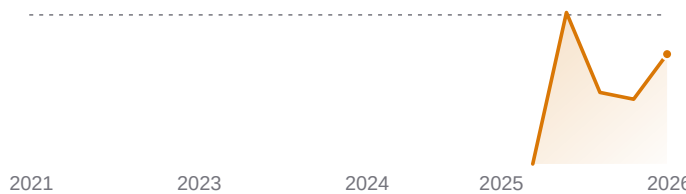


Sale premium vs estimated value

-15.6%

Annual turnover (share of homes sold)

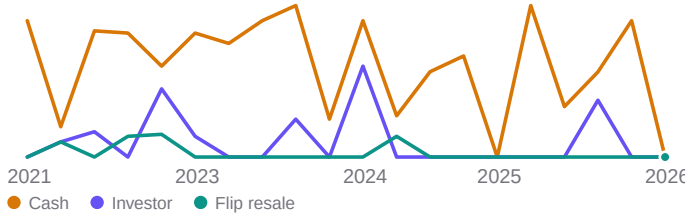
3.0%



BUYERS & OUTCOMES

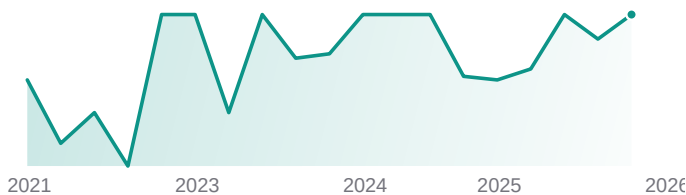
Buyer mix

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



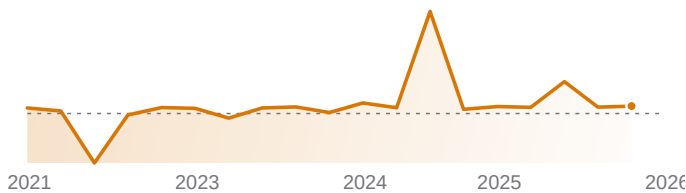
Sellers who sold at a gain

100%

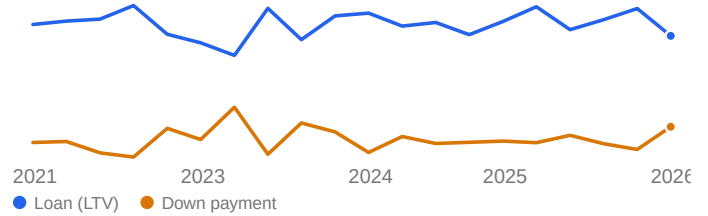


Median annualized return at resale

+5.7%

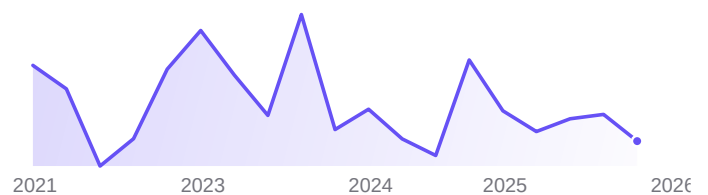


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



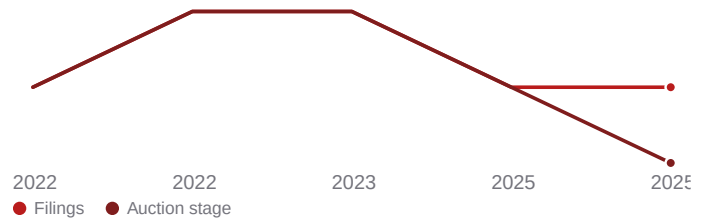
Typical hold before selling

3.2 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	978
Median value (AVM)	\$80K
Median size	1,160 ft²
Median bedrooms	2
Median year built	1950
Single family	93%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	59%
Underwater (LTV 125% or more)	3.3%
Owner occupied	72%
Company owned	4.7%
Median loan-to-value	35%
Typical ownership tenure	19.9 yrs

COMMUNITY

Population	2,200
Density	28 / mi ²
Median household income	\$60K
Average household income	\$76K
Crime index (US avg 100)	102
Air pollution index (US avg 100)	79
Earthquake index (US avg 100)	29
Homes occupied	90%
Bachelor's or higher	16%
Poverty rate	12.3%
Unemployment	1.7%
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.