

Golden 62339

ZIP code · IL · Illinois > Adams County > Golden

BUYER'S MARKET

\$65K

MEDIAN SALE PRICE

15

SALES (12 MO)

\$125K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 32 / 100



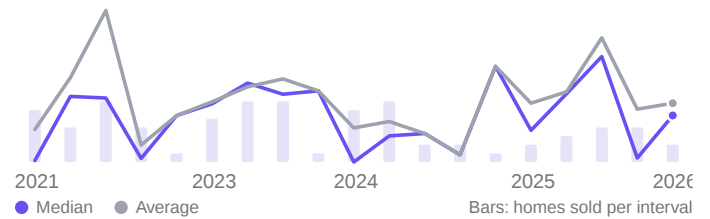
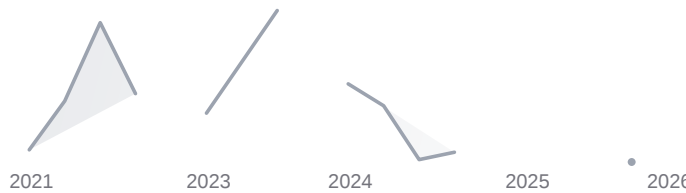
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

32 / 100

Sale prices

Median \$105K · Average \$118K

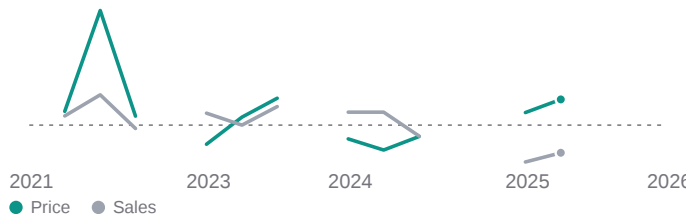


Growth (year over year)

Price +46.4% · Sales -50.0%

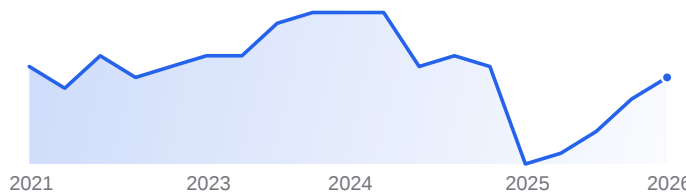
Sale premium vs estimated value

+0.1%



Annual turnover (share of homes sold)

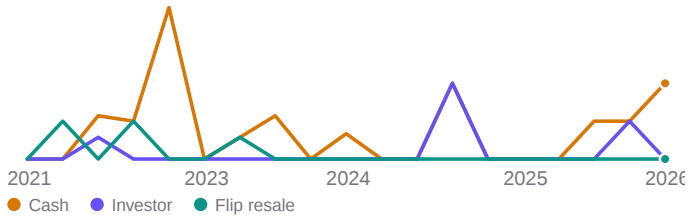
4.8%



BUYERS & OUTCOMES

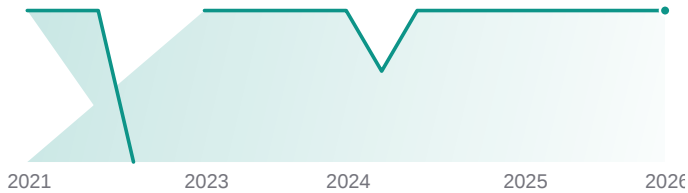
Buyer mix

Cash 50% · Investor 0% · Flip resale 0%



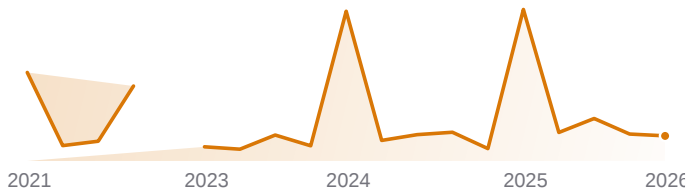
Sellers who sold at a gain

100%

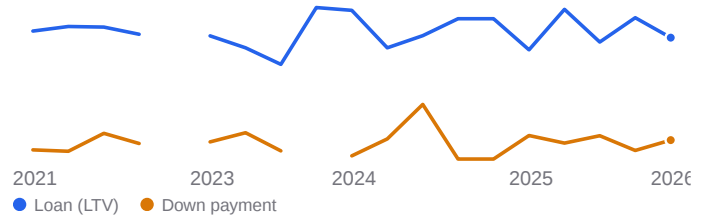


Median annualized return at resale

+5.0%

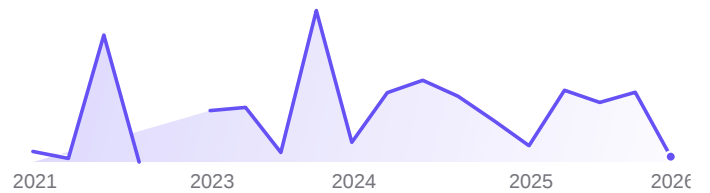


Financing (share of purchase price) Loan (LTV) 83% · Down payment 17%



Typical hold before selling

3.3 yrs



HOUSING STOCK

Homes	312
Median value (AVM)	\$125K
Single family	100%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	51%
Underwater (LTV 125% or more)	2.8%
Owner occupied	74%
Company owned	9.3%
Median loan-to-value	49%
Typical ownership tenure	16.9 yrs

COMMUNITY

Population	405
Density	13 / mi²
Median household income	\$76K
Average household income	\$83K
Crime index (US avg 100)	160
Air pollution index (US avg 100)	78
Earthquake index (US avg 100)	30
Homes occupied	93%
Bachelor's or higher	20%
Poverty rate	10.7%
Unemployment	1.2%
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.