

Mendon 62351

ZIP code · IL · Illinois · Adams County · Mendon

SELLER'S MARKET

\$225K

MEDIAN SALE PRICE

+48.4%

1-YR CHANGE

16

SALES (12 MO)

\$146K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 75 / 100

Buyer's market

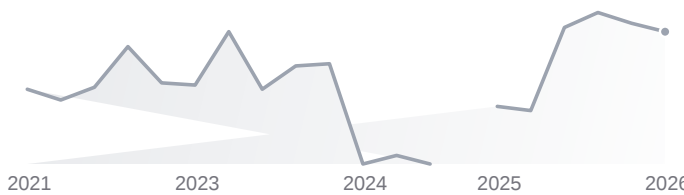
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

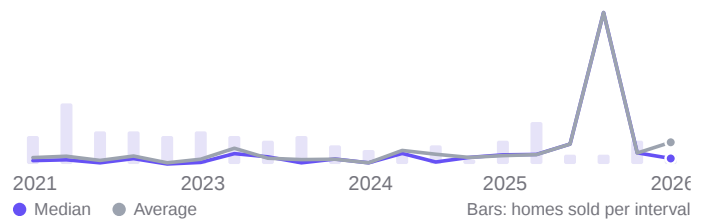
Market temperature (0–100)

75 / 100



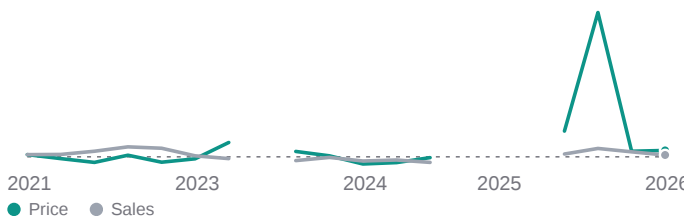
Sale prices

Median \$125K · Average \$288K



Growth (year over year)

Price +48.4% · Sales +14.3%



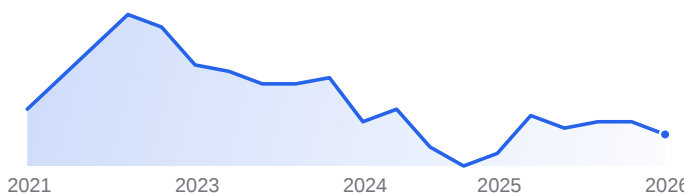
Sale premium vs estimated value

+0.0%



Annual turnover (share of homes sold)

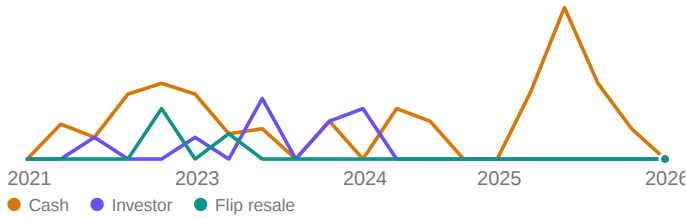
3.0%



BUYERS & OUTCOMES

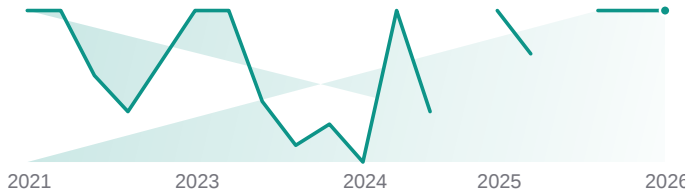
Buyer mix

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



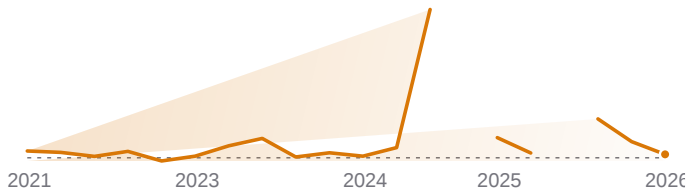
Sellers who sold at a gain

100%

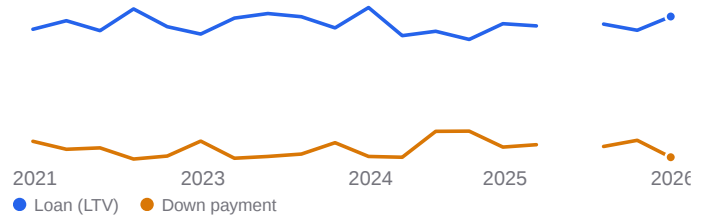


Median annualized return at resale

+2.2%

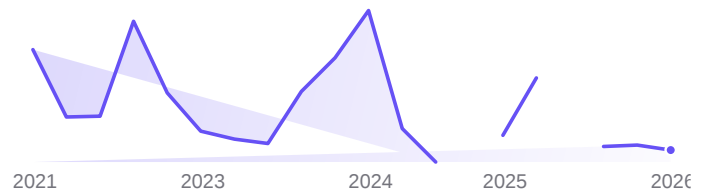


Financing (share of purchase price) Loan (LTV) 95% · Down payment 3.0%



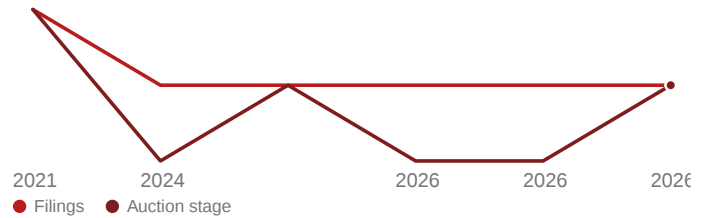
Typical hold before selling

3.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	540
Median value (AVM)	\$146K
Single family	100%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	52%
Underwater (LTV 125% or more)	4.6%
Owner occupied	74%
Company owned	8.0%
Median loan-to-value	49%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	2,016
Density	27 / mi²
Median household income	\$73K
Average household income	\$86K
Crime index (US avg 100)	99
Air pollution index (US avg 100)	83
Earthquake index (US avg 100)	31
Homes occupied	91%
Bachelor's or higher	14%
Poverty rate	9.1%
Unemployment	1.3%
Average temp	53°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.