

New Canton 62356

ZIP code · IL · Illinois > Pike County > New Canton

SELLER'S MARKET

\$103K

MEDIAN SALE PRICE

12

SALES (12 MO)

\$99K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 72 / 100



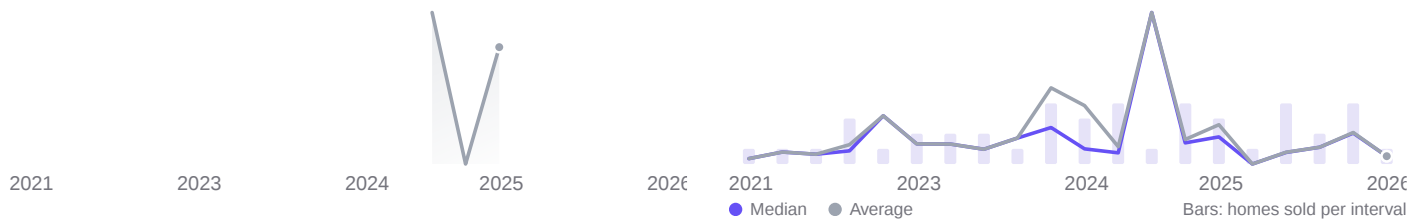
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

72 / 100

Sale prices

Median \$40K · Average \$40K

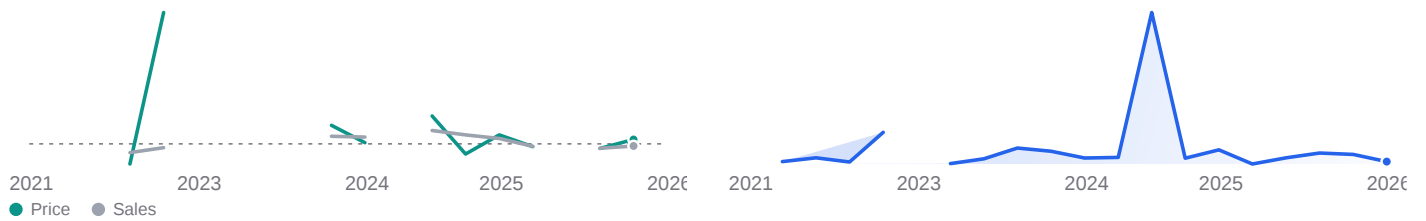


Growth (year over year)

Price +16.1% · Sales -8.3%

Price per square foot

\$25/ft²

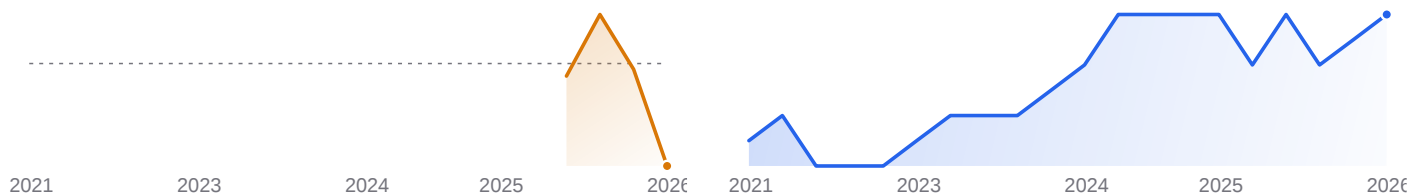


Sale premium vs estimated value

-47.1%

Annual turnover (share of homes sold)

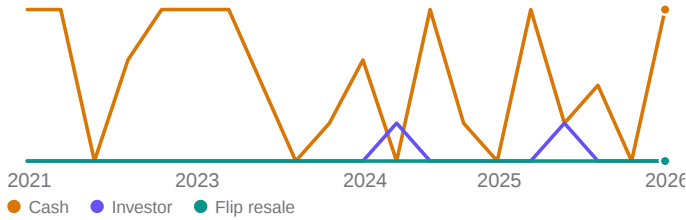
4.3%



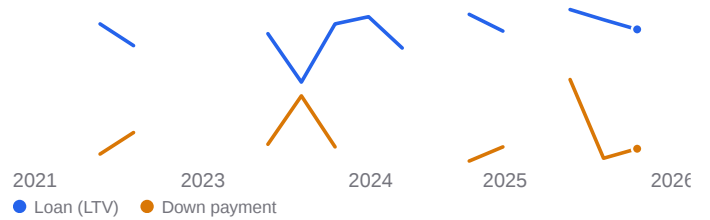
BUYERS & OUTCOMES

Buyer mix

Cash 100% · Investor 0% · Flip resale 0%

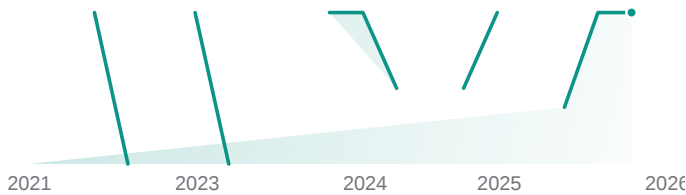


Financing (share of purchase price) Loan (LTV) 91% · Down payment 8.8%



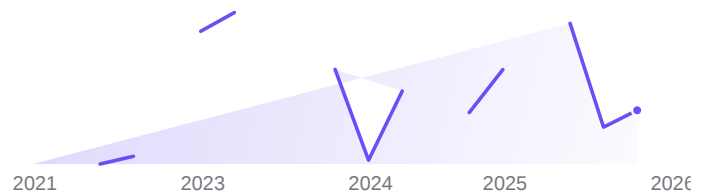
Sellers who sold at a gain

100%



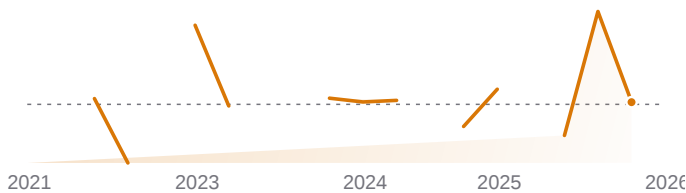
Typical hold before selling

3.1 yrs



Median annualized return at resale

+1.7%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	277
Median value (AVM)	\$99K
Median size	1,321 ft²
Median bedrooms	3
Median year built	1950
Single family	69%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	67%
Underwater (LTV 125% or more)	6.2%
Owner occupied	64%
Company owned	12%
Median loan-to-value	2%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	623
Density	10 / mi²
Median household income	\$65K
Average household income	\$76K
Crime index (US avg 100)	130
Air pollution index (US avg 100)	75
Earthquake index (US avg 100)	39
Homes occupied	81%
Bachelor's or higher	12%
Poverty rate	14.4%
Unemployment	1.3%
Average temp	54°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.