

Pearl 62361

ZIP code · IL · Illinois > Pike County > Pearl

BALANCED MARKET

\$125K

MEDIAN SALE PRICE

8

SALES (12 MO)

\$141K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 56 / 100

Buyer's market

Balanced

Seller's market

MARKET TRENDS (5 YEARS)

Market temperature (0–100)

56 / 100

Sale prices

Median \$125K · Average \$125K

2021 2022 2024 2025 2026

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 ● Median ● Average
 Bars: homes sold per interval

Growth (year over year)

Price +168.7% · Sales -22.2%

Price per square foot

\$99/ft²

2021 2022 2024 2025 2026
 ● Price ● Sales

2021 2022 2024 2025 2026

Sale premium vs estimated value

-4.7%

Annual turnover (share of homes sold)

3.0%

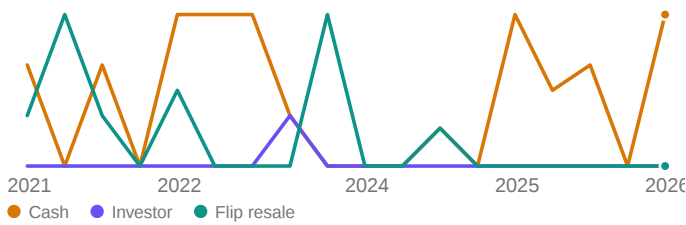
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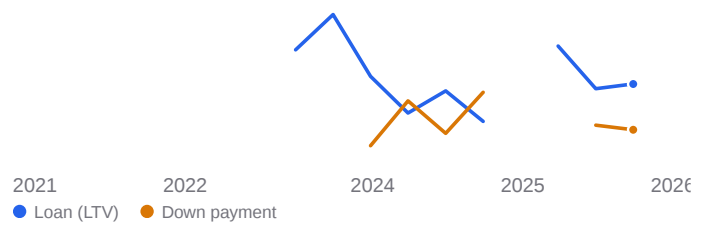
BUYERS & OUTCOMES

Buyer mix

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

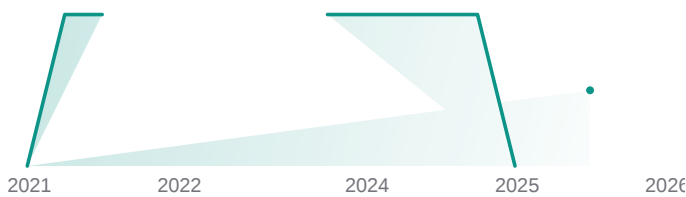


Financing (share of purchase price) Loan (LTV) 69% · Down payment 31%



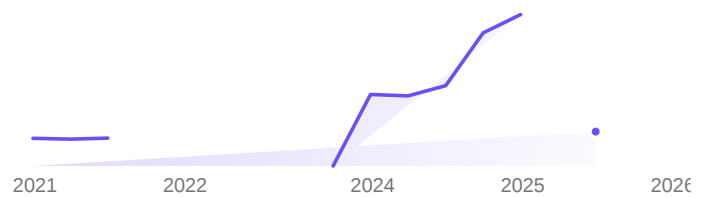
Sellers who sold at a gain

50%



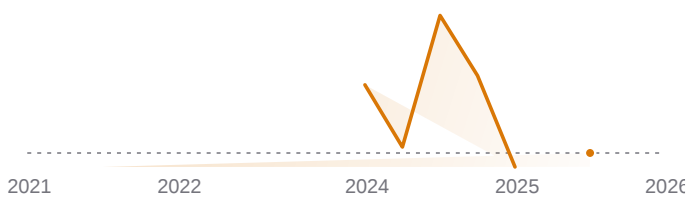
Typical hold before selling

1.2 yrs



Median annualized return at resale

+0.0%



HOUSING STOCK

Homes	271
Median value (AVM)	\$141K
Median size	1,299 ft²
Median bedrooms	3
Median year built	1950
Single family	50%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	81%
Underwater (LTV 125% or more)	3.7%
Owner occupied	52%
Company owned	14%
Median loan-to-value	0%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	687
Density	7 / mi²
Median household income	\$65K
Average household income	\$77K
Crime index (US avg 100)	109
Air pollution index (US avg 100)	79
Earthquake index (US avg 100)	52
Homes occupied	73%
Bachelor's or higher	10%
Poverty rate	16.5%
Unemployment	1.3%
Average temp	54°F
Annual precip	38 in
Sunshine	57%

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.