

Pleasant Hill 62366

ZIP code · IL · Illinois · Pike County · Pleasant Hill

BUYER'S MARKET

\$108K

MEDIAN SALE PRICE

-70.0%

1-YR CHANGE

33

SALES (12 MO)

\$95K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 33 / 100



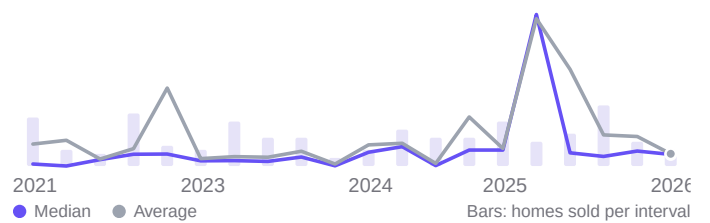
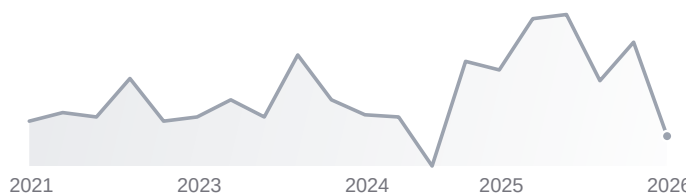
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

33 / 100

Sale prices

Median \$85K · Average \$88K

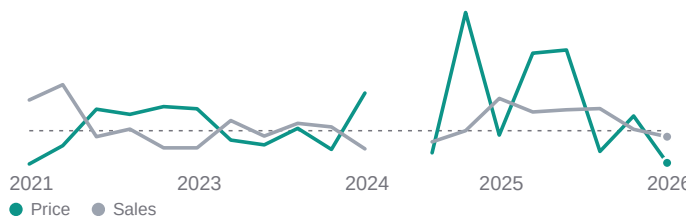


Growth (year over year)

Price -70.0% · Sales -13.2%

Price per square foot

\$15/ft²

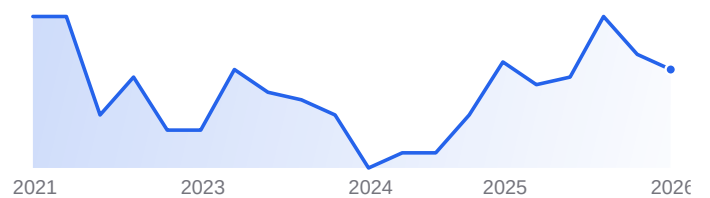


Sale premium vs estimated value

-38.8%

Annual turnover (share of homes sold)

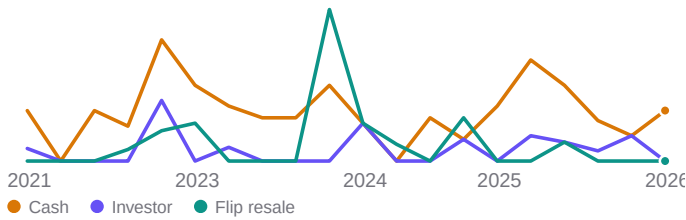
5.1%



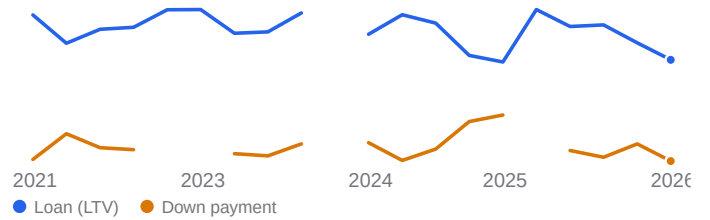
BUYERS & OUTCOMES

Buyer mix

Cash 33% · Investor 0% · Flip resale 0%

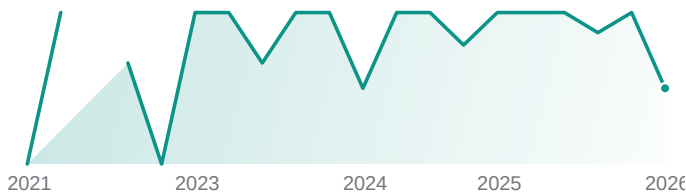


Financing (share of purchase price) Loan (LTV) 69% · Down payment 1.8%



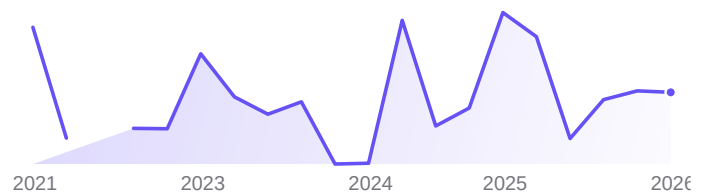
Sellers who sold at a gain

50%



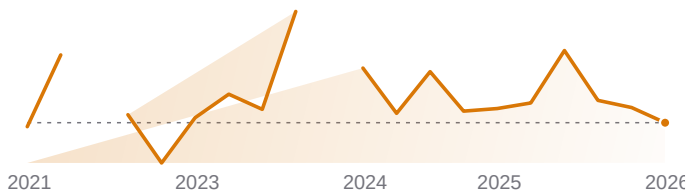
Typical hold before selling

2.7 yrs



Median annualized return at resale

+0.0%



HOUSING STOCK

Homes	647
Median value (AVM)	\$95K
Median size	1,400 ft²
Median bedrooms	3
Median year built	1960
Single family	70%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	65%
Underwater (LTV 125% or more)	4.8%
Owner occupied	75%
Company owned	9.9%
Median loan-to-value	0%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	1,231
Density	16 / mi²
Median household income	\$62K
Average household income	\$70K
Crime index (US avg 100)	110
Air pollution index (US avg 100)	71
Earthquake index (US avg 100)	50
Homes occupied	84%
Bachelor's or higher	14%
Poverty rate	16.3%
Unemployment	1.4%
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.