

Warsaw 62379

ZIP code · IL · Illinois · Hancock County · Warsaw

STRONG SELLER'S MARKET

\$104K

MEDIAN SALE PRICE

+94.1%

1-YR CHANGE

49

SALES (12 MO)

\$96K

MEDIAN VALUE (AVM)

Market temperature

Strong seller's market · 86 / 100

Buyer's market

Balanced

Seller's market

MARKET TRENDS (5 YEARS)

Market temperature (0–100)

86 / 100

Sale prices

Median \$76K · Average \$152K

2021 2024

2025 2025 2026

2021

2024

2025

2025

2026

● Median ● Average

Bars: homes sold per interval

Growth (year over year)

Price +94.1% · Sales +53.1%

Sale premium vs estimated value

-5.0%

2021 2024

2025 2025 2026

● Price ● Sales

2021

2024

2025

2025

2026

Annual turnover (share of homes sold)

5.8%

2021

2024

2025

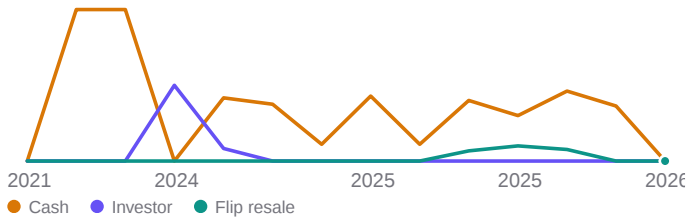
2025

2026

BUYERS & OUTCOMES

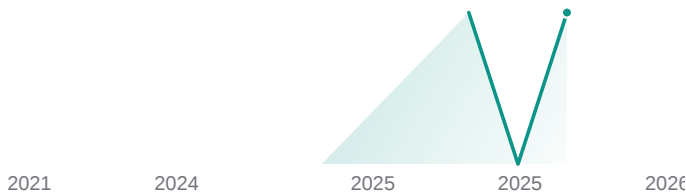
Buyer mix

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



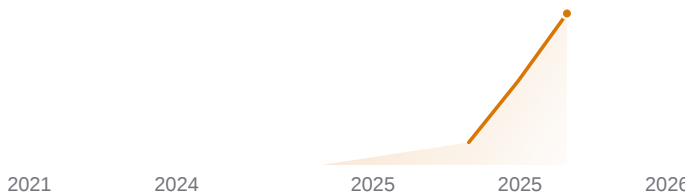
Sellers who sold at a gain

100%

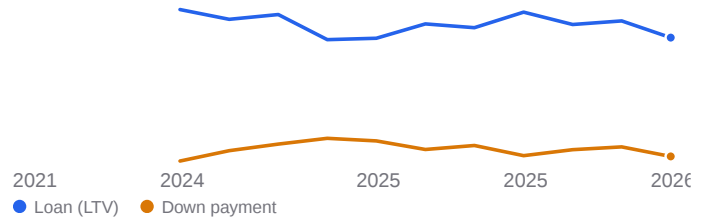


Median annualized return at resale

+18.8%



Financing (share of purchase price) Loan (LTV) 80% · Down payment 3.0%



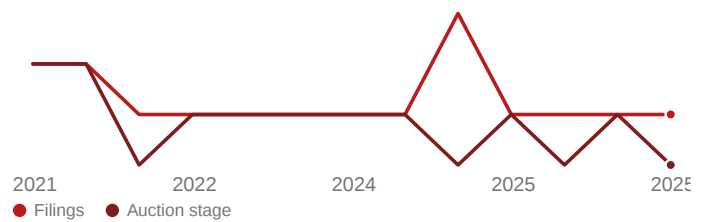
Typical hold before selling

0.9 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	848
Median value (AVM)	\$96K
Single family	100%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	70%
Underwater (LTV 125% or more)	1.9%
Owner occupied	77%
Company owned	6.5%
Median loan-to-value	0%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	2,300
Density	25 / mi²
Median household income	\$62K
Average household income	\$79K
Crime index (US avg 100)	102
Air pollution index (US avg 100)	83
Earthquake index (US avg 100)	33
Homes occupied	86%
Bachelor's or higher	17%
Poverty rate	9.0%
Unemployment	1.2%
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.