

Neoga 62447

ZIP code · IL · Illinois · Cumberland County · Neoga

\$380K

MEDIAN SALE PRICE

1

SALES (12 MO)

\$174K

MEDIAN VALUE (AVM)

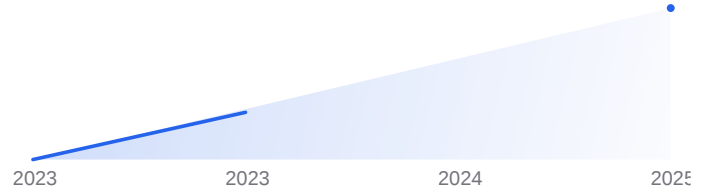
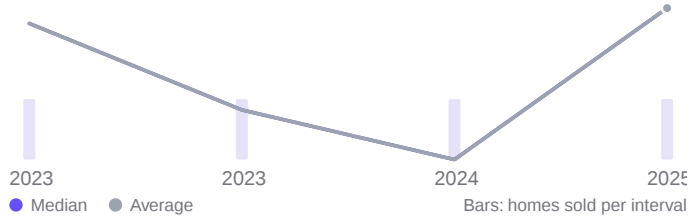
MARKET TRENDS (5 YEARS)

Sale prices

Median \$380K · Average \$380K

Price per square foot

\$424/ft²



Annual turnover (share of homes sold)

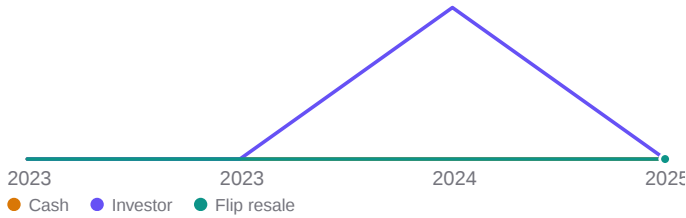
0.1%



BUYERS & OUTCOMES

Buyer mix

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



Sellers who sold at a gain

100%



Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



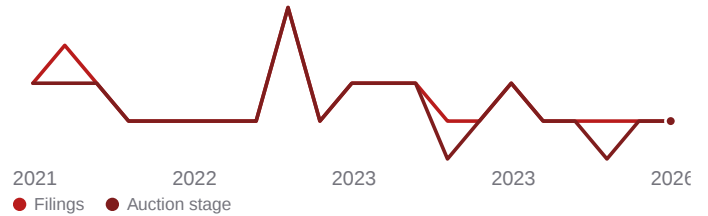
Typical hold before selling

16.3 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,547
Median value (AVM)	\$174K
Median size	1,276 ft²
Median bedrooms	2
Median year built	1972
Single family	83%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	83%
Underwater (LTV 125% or more)	1.3%
Owner occupied	70%
Company owned	11%
Median loan-to-value	12%
Typical ownership tenure	21.6 yrs

COMMUNITY

Population	3,070
Density	43 / mi²
Median household income	\$86K
Average household income	\$96K
Crime index (US avg 100)	103
Air pollution index (US avg 100)	89
Earthquake index (US avg 100)	95
Homes occupied	88%
Bachelor's or higher	14%
Poverty rate	6.3%
Unemployment	1.3%
Average temp	54°F
Annual precip	40 in
Sunshine	59%

Market metrics are derived from recorded arms-length deeds through July 2025, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.