

Watson 62473

ZIP code · IL · Illinois · Effingham County · Watson

STRONG SELLER'S MARKET

\$300K

MEDIAN SALE PRICE

+157.5%

1-YR CHANGE

23

SALES (12 MO)

\$166K

MEDIAN VALUE (AVM)

Market temperature

Strong seller's market · 81 / 100

Buyer's market

Balanced

Seller's market

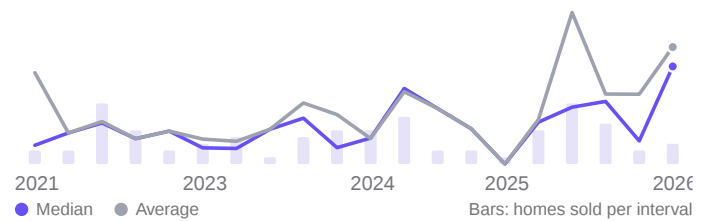
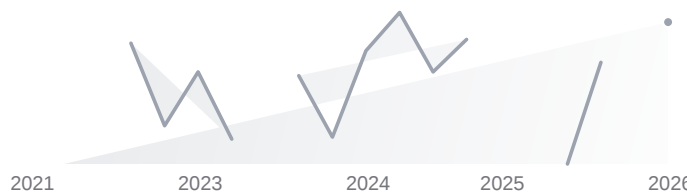
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

81 / 100

Sale prices

Median \$300K · Average \$357K

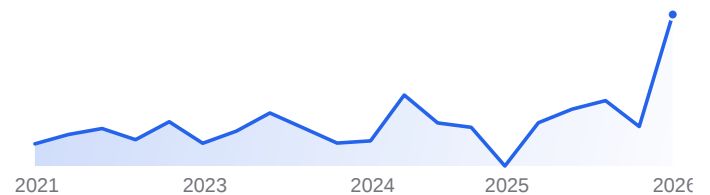
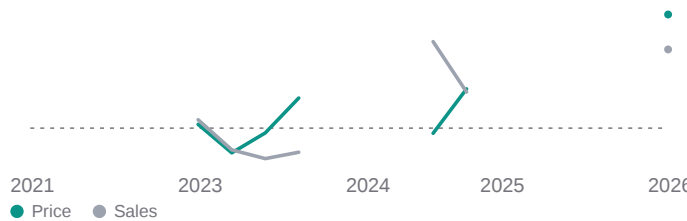


Growth (year over year)

Price +157.5% · Sales +109.1%

Price per square foot

\$347/ft²

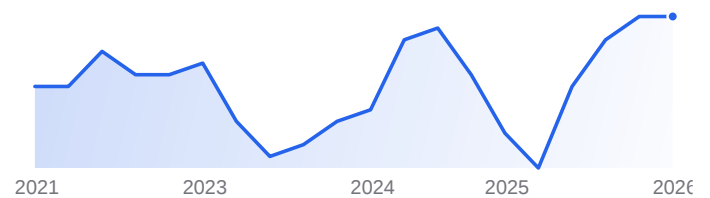


Sale premium vs estimated value

+93.6%

Annual turnover (share of homes sold)

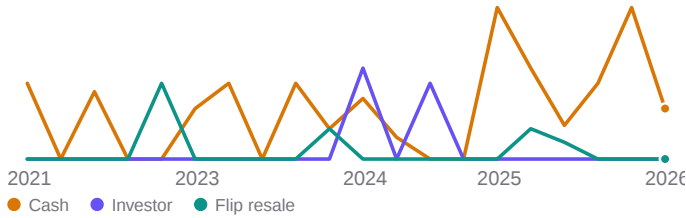
4.5%



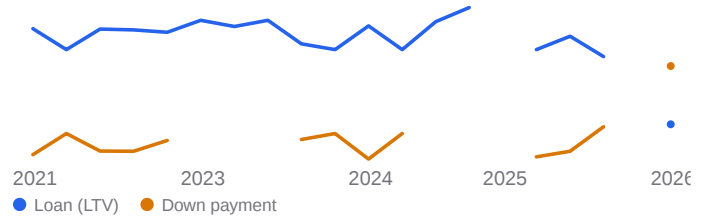
BUYERS & OUTCOMES

Buyer mix

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

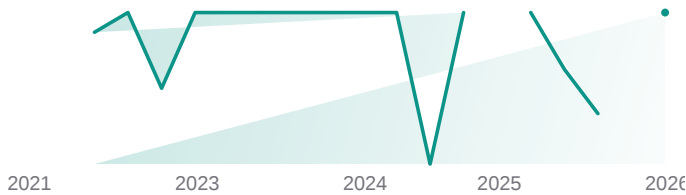


Financing (share of purchase price) Loan (LTV) 27% · Down payment 68%



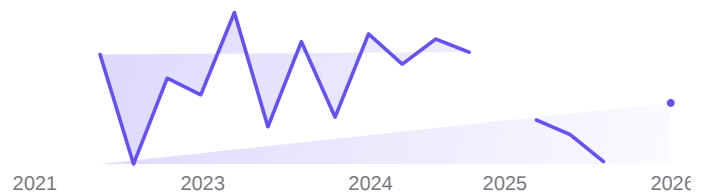
Sellers who sold at a gain

100%



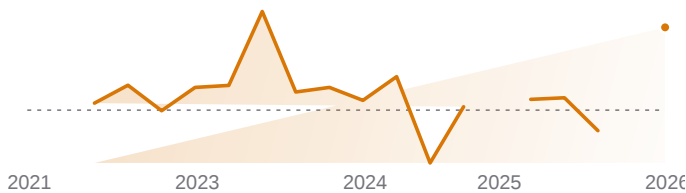
Typical hold before selling

4.1 yrs



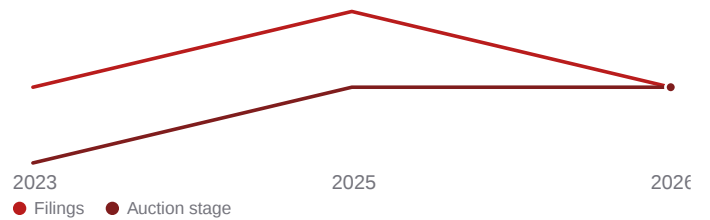
Median annualized return at resale

+39.9%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	512
Median value (AVM)	\$166K
Median size	1,324 ft²
Median bedrooms	1
Median year built	1981
Single family	77%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	60%
Underwater (LTV 125% or more)	3.8%
Owner occupied	88%
Company owned	8.8%
Median loan-to-value	40%
Typical ownership tenure	9.7 yrs

COMMUNITY

Population	988
Density	45 / mi²
Median household income	\$75K
Average household income	\$84K
Crime index (US avg 100)	115
Air pollution index (US avg 100)	86
Earthquake index (US avg 100)	134
Homes occupied	91%
Bachelor's or higher	20%
Poverty rate	11.1%
Unemployment	1.2%
Average temp	54°F
Annual precip	42 in
Sunshine	59%

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.