

Westfield 62474

ZIP code · IL · Illinois · Clark County · Westfield

SELLER'S MARKET

\$85K

MEDIAN SALE PRICE

+9.7%

1-YR CHANGE

17

SALES (12 MO)

\$100K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 68 / 100

Buyer's market

Balanced

Seller's market

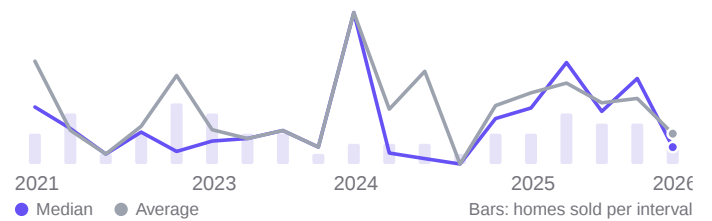
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

68 / 100

Sale prices

Median \$40K · Average \$64K

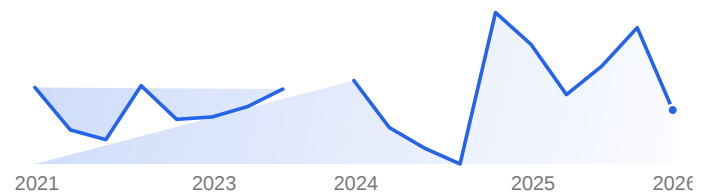
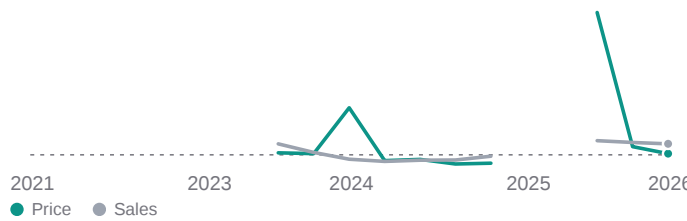


Growth (year over year)

Price +9.7% · Sales +88.9%

Price per square foot

\$38/ft²

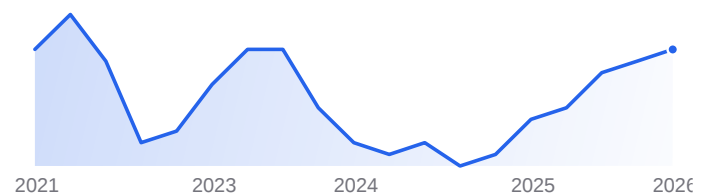


Sale premium vs estimated value

-2.5%

Annual turnover (share of homes sold)

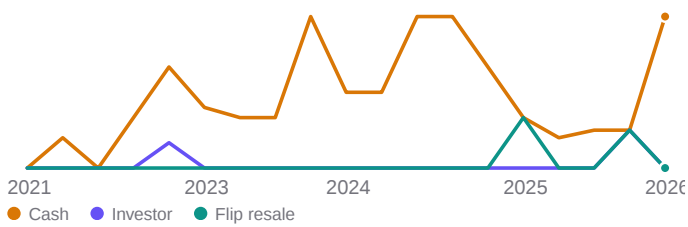
4.2%



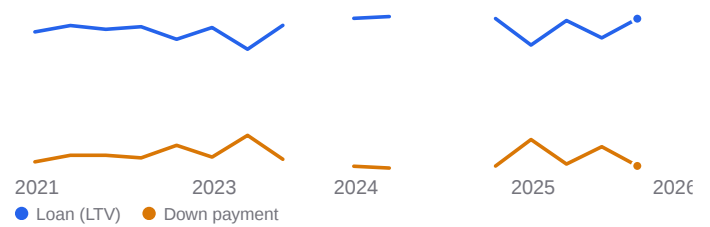
BUYERS & OUTCOMES

Buyer mix

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

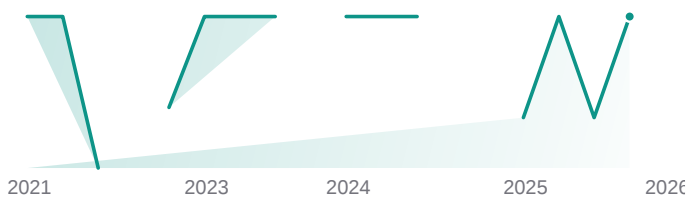


Financing (share of purchase price) Loan (LTV) 97% · Down payment 3.2%



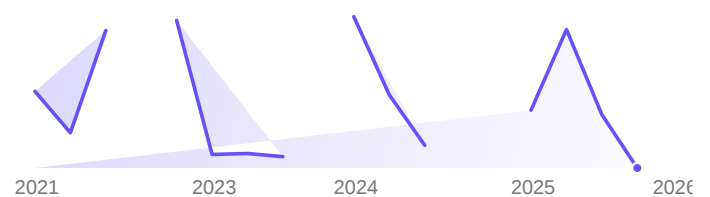
Sellers who sold at a gain

100%



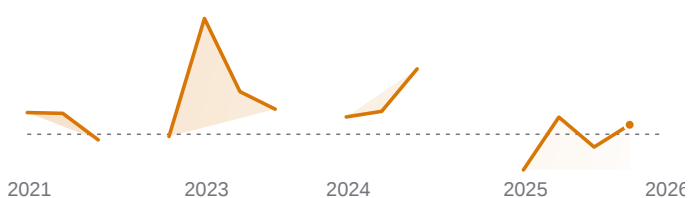
Typical hold before selling

0.8 yrs



Median annualized return at resale

+4.5%



HOUSING STOCK

Homes	402
Median value (AVM)	\$100K
Median size	1,530 ft²
Median bedrooms	3
Median year built	1926
Single family	71%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	72%
Underwater (LTV 125% or more)	2.8%
Owner occupied	72%
Company owned	11%
Median loan-to-value	0%
Typical ownership tenure	21.8 yrs

COMMUNITY

Population	845
Density	26 / mi ²
Median household income	\$67K
Average household income	\$83K
Crime index (US avg 100)	106
Air pollution index (US avg 100)	89
Earthquake index (US avg 100)	87
Homes occupied	90%
Bachelor's or higher	15%
Poverty rate	11.5%
Unemployment	1.5%
Average temp	53°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.