

West Salem 62476

ZIP code · IL · Illinois · Edwards County · West Salem

BUYER'S MARKET

\$64K

MEDIAN SALE PRICE

+0.0%

1-YR CHANGE

18

SALES (12 MO)

\$69K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 28 / 100



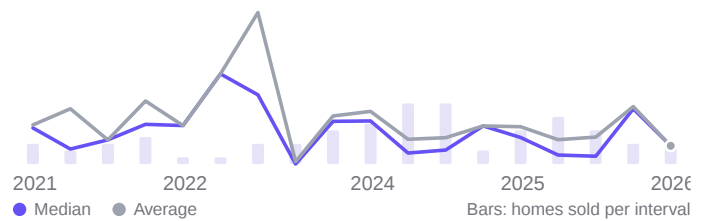
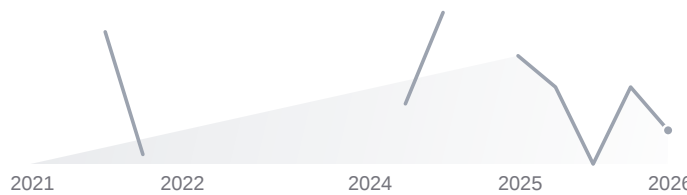
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

28 / 100

Sale prices

Median \$52K · Average \$52K

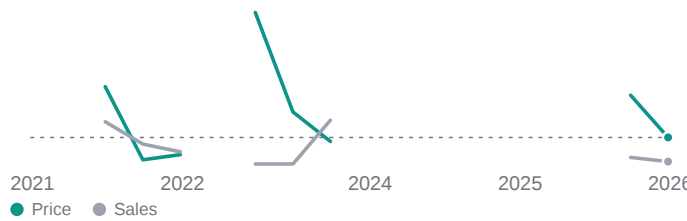


Growth (year over year)

Price +0.0% · Sales -28.0%

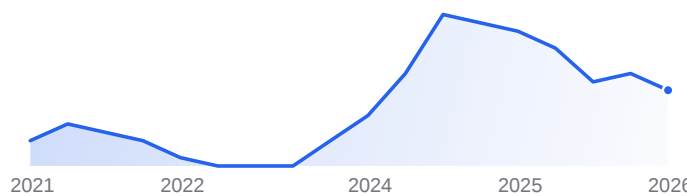
Sale premium vs estimated value

-35.7%



Annual turnover (share of homes sold)

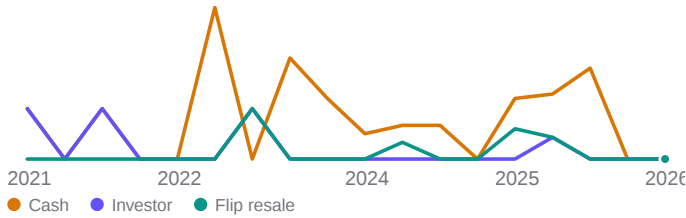
3.3%



BUYERS & OUTCOMES

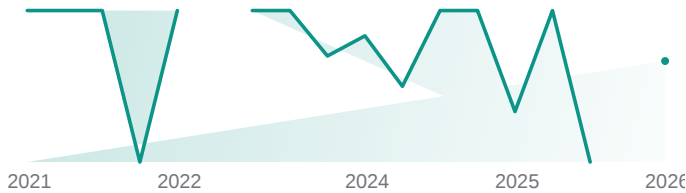
Buyer mix

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



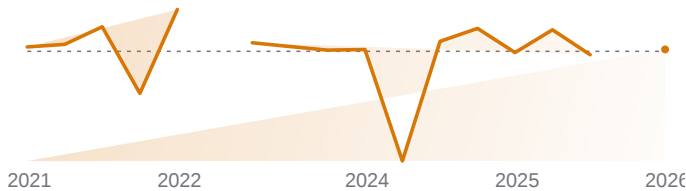
Sellers who sold at a gain

67%

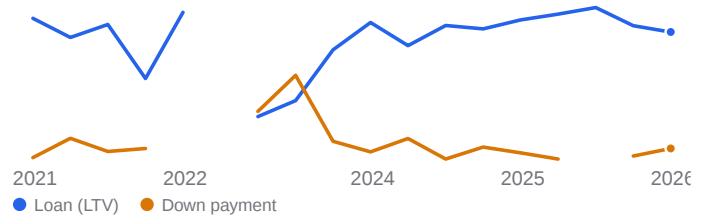


Median annualized return at resale

+1.0%

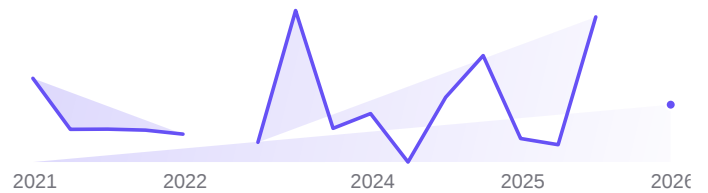


Financing (share of purchase price) Loan (LTV) 87% · Down payment 10%



Typical hold before selling

5.4 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	543
Median value (AVM)	\$69K
Median size	15,750 ft²
Median bedrooms	3
Median year built	1996
Single family	100%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	64%
Underwater (LTV 125% or more)	4.2%
Owner occupied	92%
Company owned	7.0%
Median loan-to-value	20%
Typical ownership tenure	8.8 yrs

COMMUNITY

Population	1,487
Density	19 / mi²
Median household income	\$68K
Average household income	\$76K
Crime index (US avg 100)	128
Air pollution index (US avg 100)	84
Earthquake index (US avg 100)	186
Homes occupied	84%
Bachelor's or higher	7%
Poverty rate	10.9%
Unemployment	1.2%
Average temp	56°F
Annual precip	45 in
Sunshine	59%

Market metrics are derived from recorded arms-length deeds through April 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.