

Willow Hill 62480

ZIP code · IL · Illinois > Jasper County > Willow Hill

BALANCED MARKET

\$43K

MEDIAN SALE PRICE

8

SALES (12 MO)

\$104K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 50 / 100



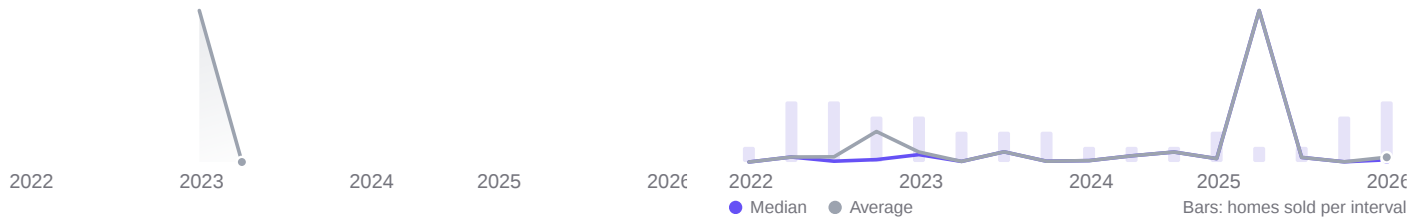
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

50 / 100

Sale prices

Median \$41K · Average \$66K



Growth (year over year)

Price +90.9% · Sales -16.7%

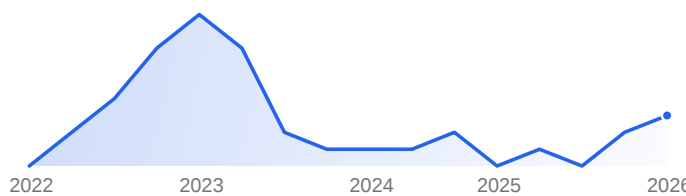
Sale premium vs estimated value

-37.5%



Annual turnover (share of homes sold)

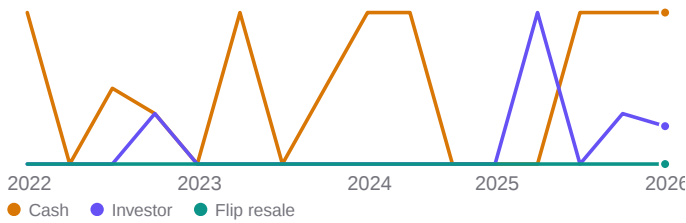
2.2%



BUYERS & OUTCOMES

Buyer mix

Cash 100% · Investor 25% · Flip resale 0%



Sellers who sold at a gain

0%

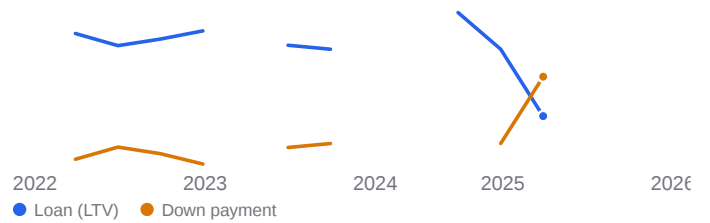


Median annualized return at resale

-12.6%

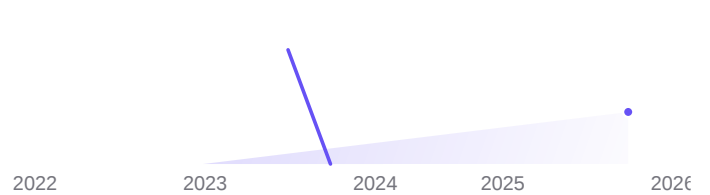


Financing (share of purchase price) Loan (LTV) 37% · Down payment 63%



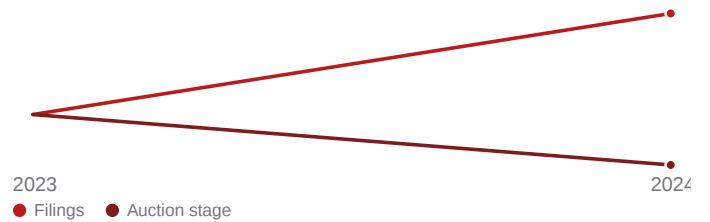
Typical hold before selling

3.5 yrs



Preforeclosure filings

Filings 3 · Auction stage 0



HOUSING STOCK

Homes	361
Median value (AVM)	\$104K
Single family	50%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	63%
Underwater (LTV 125% or more)	5.4%
Owner occupied	72%
Company owned	12%
Median loan-to-value	0%
Typical ownership tenure	5.0 yrs

COMMUNITY

Population	774
Density	13 / mi ²
Median household income	\$65K
Average household income	\$74K
Crime index (US avg 100)	121
Air pollution index (US avg 100)	90
Earthquake index (US avg 100)	148
Homes occupied	87%
Bachelor's or higher	21%
Poverty rate	6.5%
Unemployment	1.7%
Average temp	55°F
Annual precip	42 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.