

Dawson 62520

ZIP code · IL · Illinois · Sangamon County · Dawson

STRONG BUYER'S MARKET

\$78K

MEDIAN SALE PRICE

-63.0%

1-YR CHANGE

8

SALES (12 MO)

\$204K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 8 / 100



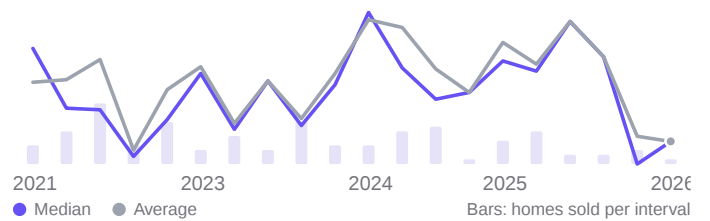
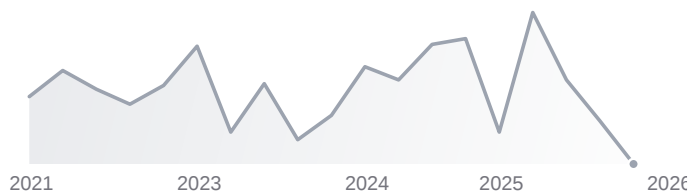
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

8 / 100

Sale prices

Median \$93K · Average \$93K

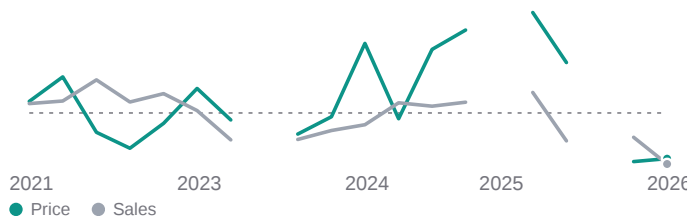


Growth (year over year)

Price -63.0% · Sales -70.4%

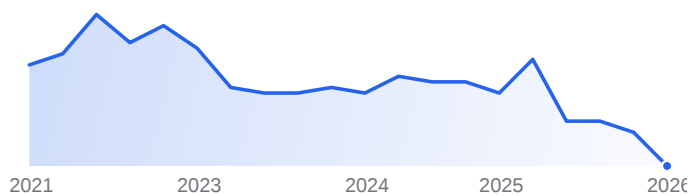
Sale premium vs estimated value

+7.8%



Annual turnover (share of homes sold)

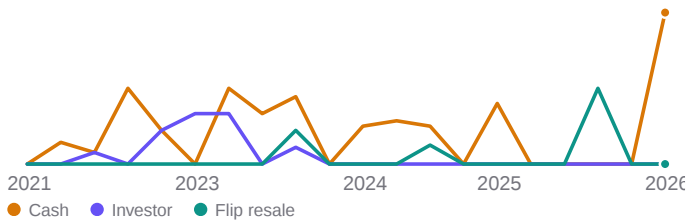
1.4%



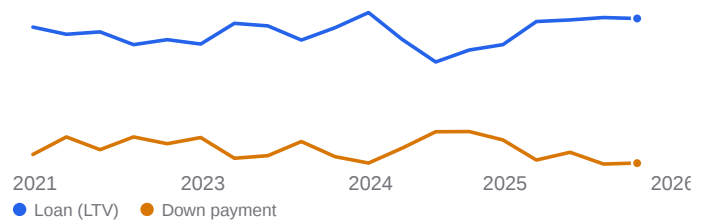
BUYERS & OUTCOMES

Buyer mix

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

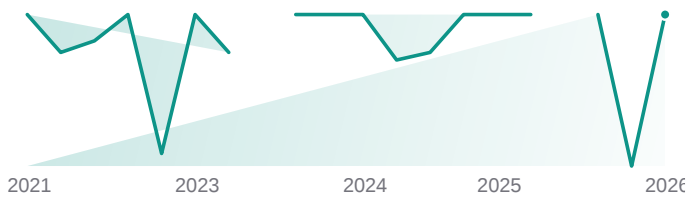


Financing (share of purchase price) Loan (LTV) 97% · Down payment 3.0%



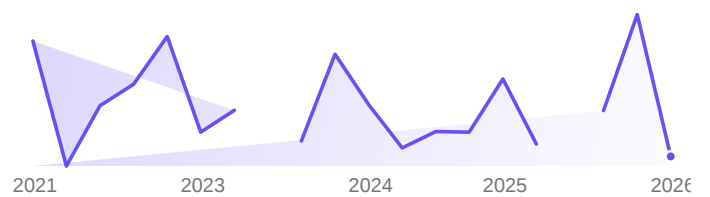
Sellers who sold at a gain

100%



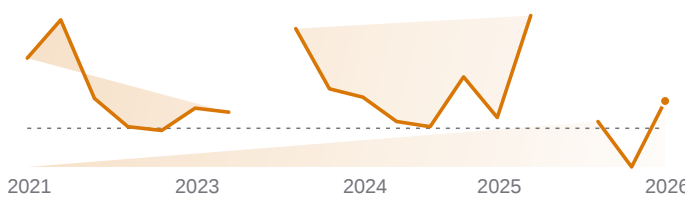
Typical hold before selling

2.5 yrs



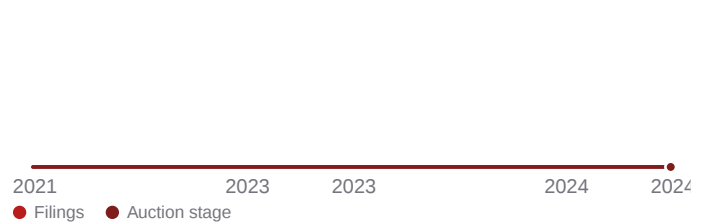
Median annualized return at resale

+6.1%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	555
Median value (AVM)	\$204K
Single family	100%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	48%
Underwater (LTV 125% or more)	2.6%
Owner occupied	89%
Company owned	4.5%
Median loan-to-value	52%
Typical ownership tenure	15.2 yrs

COMMUNITY

Population	1,341
Density	57 / mi²
Median household income	\$93K
Average household income	\$114K
Crime index (US avg 100)	80
Air pollution index (US avg 100)	84
Earthquake index (US avg 100)	52
Homes occupied	94%
Bachelor's or higher	21%
Poverty rate	5.9%
Unemployment	1.3%
Average temp	53°F
Annual precip	38 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.