

Illiopolis 62539

ZIP code · IL · Illinois · Sangamon County · Illiopolis

STRONG SELLER'S MARKET

\$152K

MEDIAN SALE PRICE

29

SALES (12 MO)

\$146K

MEDIAN VALUE (AVM)

Market temperature

Strong seller's market · 87 / 100



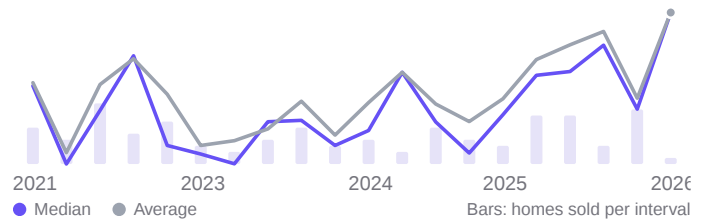
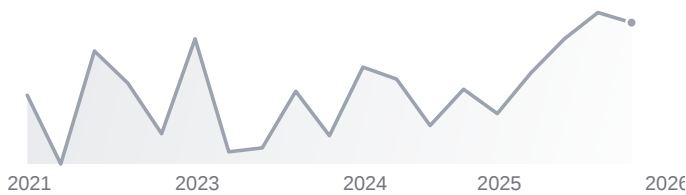
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

87 / 100

Sale prices

Median \$220K · Average \$220K

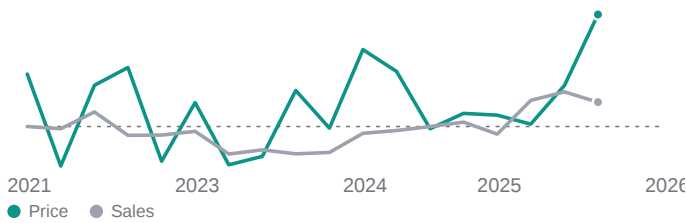


Growth (year over year)

Price +172.6% · Sales +37.5%

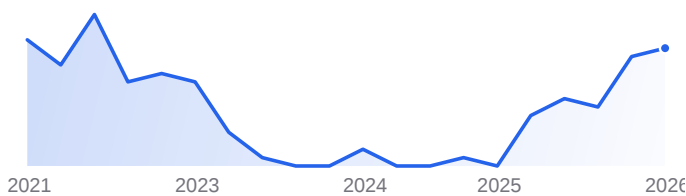
Sale premium vs estimated value

+40.3%



Annual turnover (share of homes sold)

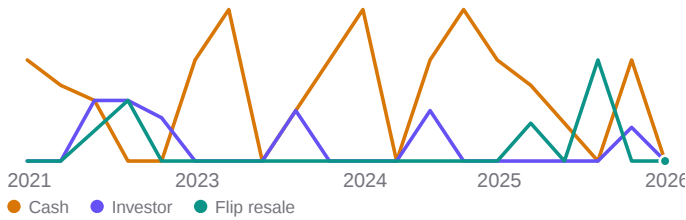
5.7%



BUYERS & OUTCOMES

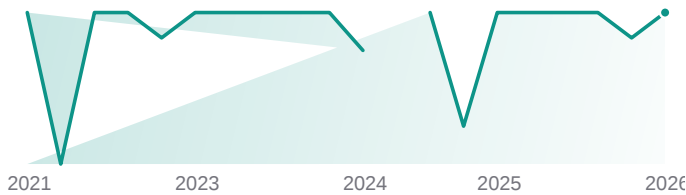
Buyer mix

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



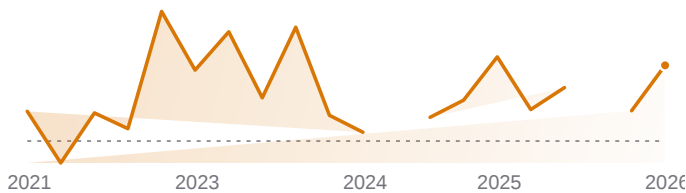
Sellers who sold at a gain

100%

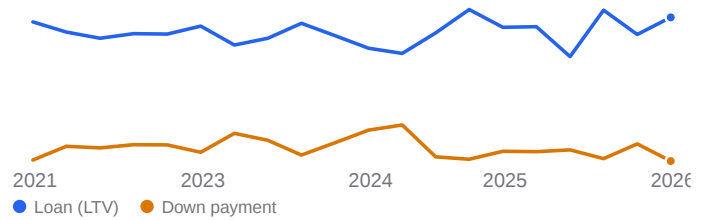


Median annualized return at resale

+12.8%

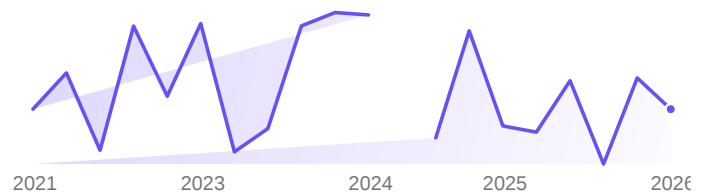


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



Typical hold before selling

4.7 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	508
Median value (AVM)	\$146K
Median size	1,280 ft²
Median year built	1930
Single family	99%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	59%
Underwater (LTV 125% or more)	2.0%
Owner occupied	82%
Company owned	3.7%
Median loan-to-value	42%
Typical ownership tenure	15.9 yrs

COMMUNITY

Population	1,358
Density	29 / mi²
Median household income	\$83K
Average household income	\$88K
Crime index (US avg 100)	117
Air pollution index (US avg 100)	84
Earthquake index (US avg 100)	50
Homes occupied	88%
Bachelor's or higher	14%
Poverty rate	7.2%
Unemployment	1.5%
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.