

Mt Zion 62549

ZIP code · IL · Illinois · Macon County

BALANCED MARKET

\$220K

MEDIAN SALE PRICE

+7.8%

1-YR CHANGE

108

SALES (12 MO)

\$195K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 52 / 100

Buyer's market

Balanced

Seller's market

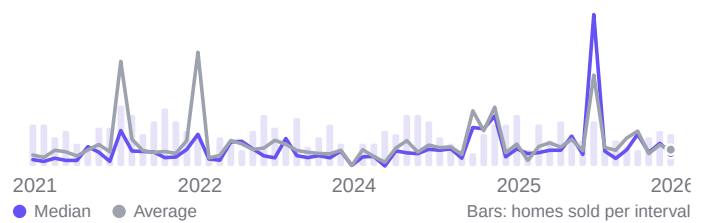
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

52 / 100

Sale prices

Median \$195K · Average \$219K

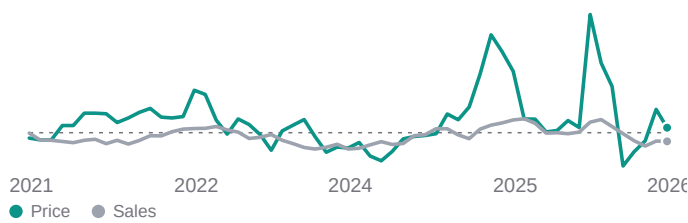


Growth (year over year)

Price +7.8% · Sales -13.6%

Price per square foot

\$154/ft²

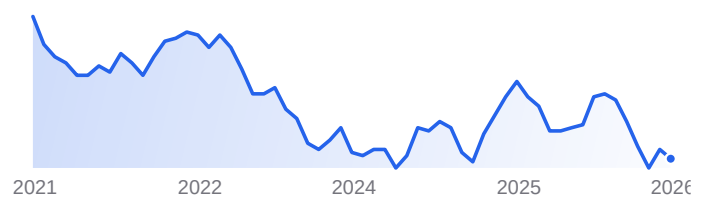


Sale premium vs estimated value

+1.0%

Annual turnover (share of homes sold)

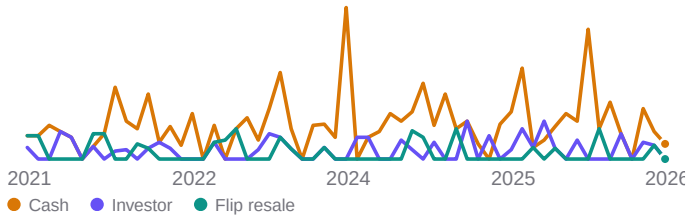
4.8%



BUYERS & OUTCOMES

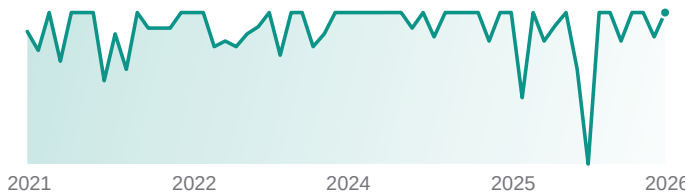
Buyer mix

Cash 10% · Investor 0% · Flip resale 0%



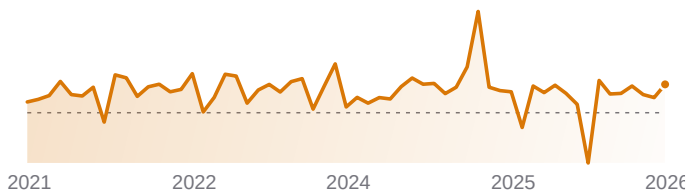
Sellers who sold at a gain

100%

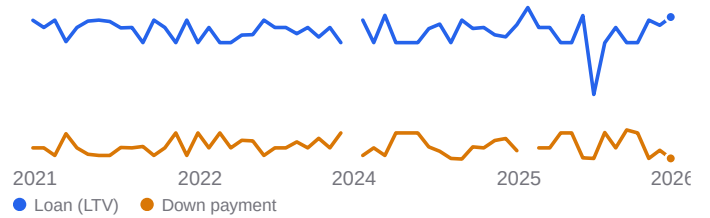


Median annualized return at resale

+5.7%

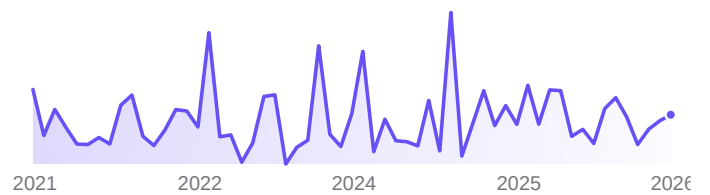


Financing (share of purchase price) Loan (LTV) 97% · Down payment 3.0%



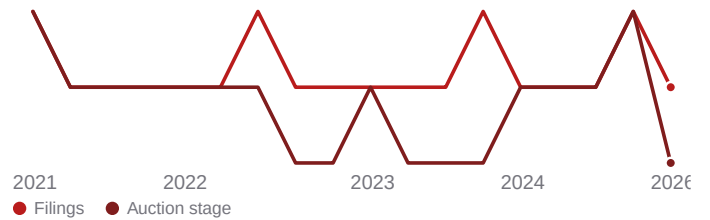
Typical hold before selling

6.6 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	2,266
Median value (AVM)	\$195K
Median size	1,413 ft²
Median year built	1975
Single family	96%
Condos	0.8%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	42%
Underwater (LTV 125% or more)	3.3%
Owner occupied	90%
Company owned	9.0%
Median loan-to-value	59%
Typical ownership tenure	14.3 yrs

COMMUNITY

Population	4,435
Density	547 / mi²
Median household income	\$94K
Average household income	\$97K
Crime index (US avg 100)	40
Air pollution index (US avg 100)	93
Earthquake index (US avg 100)	58
Homes occupied	93%
Bachelor's or higher	19%
Poverty rate	8.5%
Unemployment	2.0%
Average temp	53°F
Annual precip	39 in
Sunshine	59%

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