

Waggoner 62572

ZIP code · IL · Illinois · Montgomery County · Waggoner

\$89K

MEDIAN SALE PRICE

-65.8%

1-YR CHANGE

5

SALES (12 MO)

\$89K

MEDIAN VALUE (AVM)

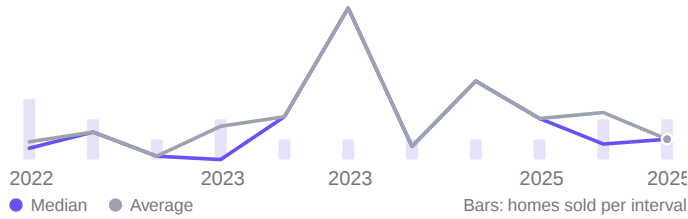
MARKET TRENDS (5 YEARS)

Sale prices

Median \$89K · Average \$89K

Growth (year over year)

Price -65.8% · Sales +150.0%

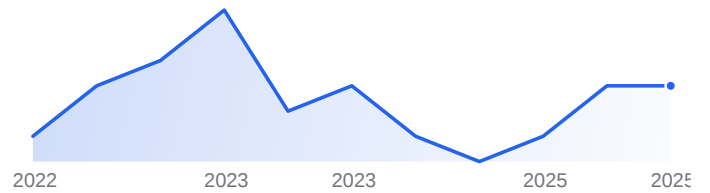
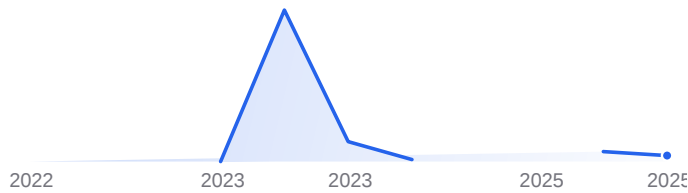


Price per square foot

\$78/ft²

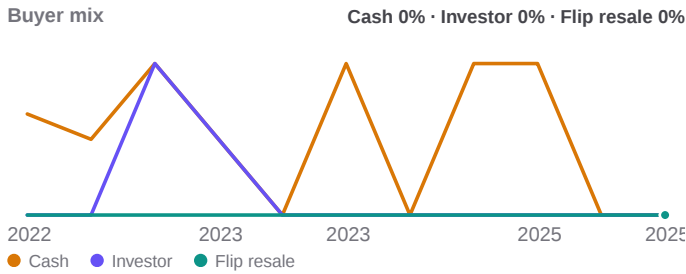
Annual turnover (share of homes sold)

2.2%



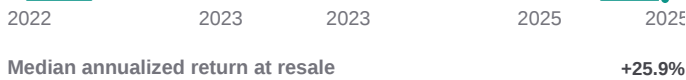
BUYERS & OUTCOMES

Buyer mix



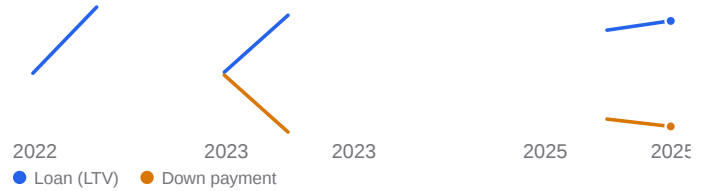
Sellers who sold at a gain

100%



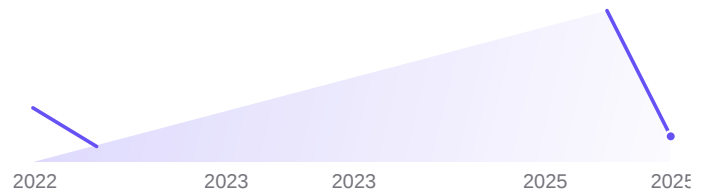
Median annualized return at resale

Financing (share of purchase price) Loan (LTV) 93% · Down payment 7.5%



Typical hold before selling

7.4 yrs



HOUSING STOCK

Homes	232
Median value (AVM)	\$89K
Median size	1,232 ft²
Median year built	1971
Single family	84%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	71%
Underwater (LTV 125% or more)	4.5%
Owner occupied	69%
Company owned	8.2%
Median loan-to-value	0%
Typical ownership tenure	22.4 yrs

COMMUNITY

Population	562
Density	12 / mi ²
Median household income	\$95K
Average household income	\$100K
Crime index (US avg 100)	121
Air pollution index (US avg 100)	96
Earthquake index (US avg 100)	83
Homes occupied	91%
Bachelor's or higher	14%
Poverty rate	8.1%
Unemployment	1.5%
Average temp	54°F
Annual precip	38 in
Sunshine	59%

Market metrics are derived from recorded arms-length deeds through October 2025, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.