

Warrensburg 62573

ZIP code · IL · Illinois · Macon County · Warrensburg

STRONG SELLER'S MARKET

\$181K

MEDIAN SALE PRICE

+68.8%

1-YR CHANGE

30

SALES (12 MO)

\$165K

MEDIAN VALUE (AVM)

Market temperature

Strong seller's market · 82 / 100

Buyer's market

Balanced

Seller's market

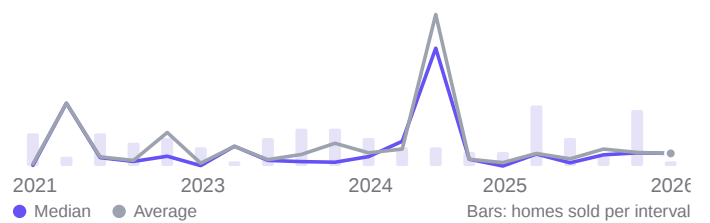
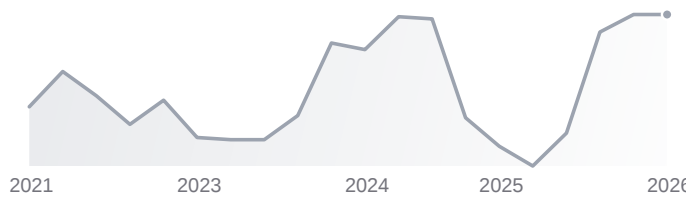
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

82 / 100

Sale prices

Median \$180K · Average \$180K

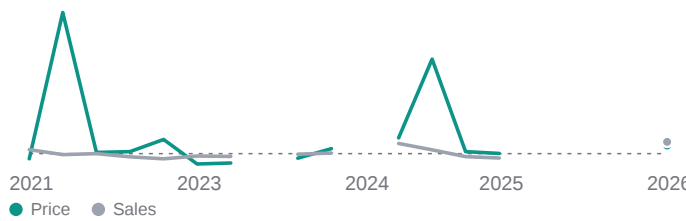


Growth (year over year)

Price +68.8% · Sales +100.0%

Price per square foot

\$208/ft²

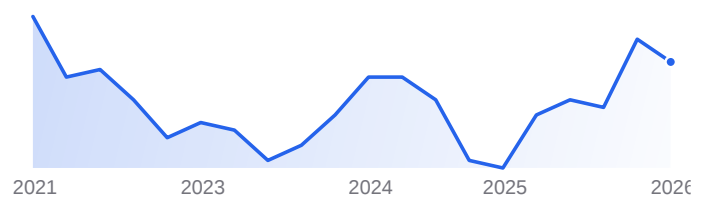


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

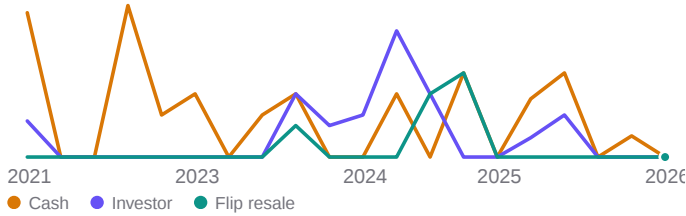
5.2%



BUYERS & OUTCOMES

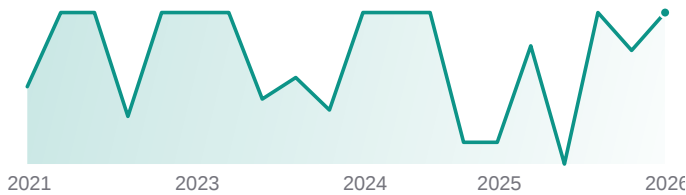
Buyer mix

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



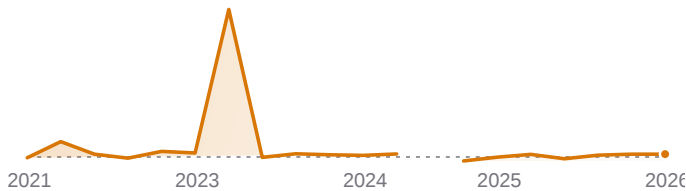
Sellers who sold at a gain

100%

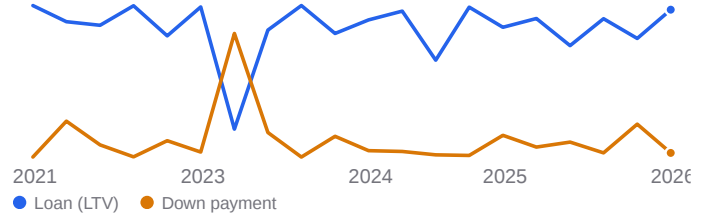


Median annualized return at resale

+8.3%

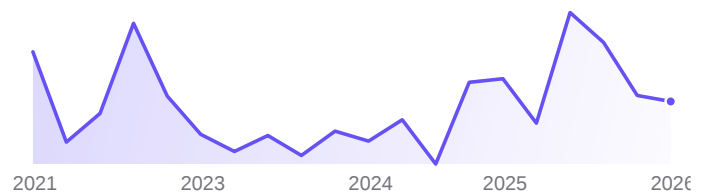


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



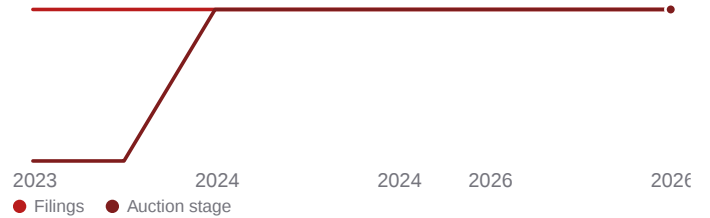
Typical hold before selling

5.8 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	572
Median value (AVM)	\$165K
Median size	1,300 ft²
Median year built	1966
Single family	87%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	55%
Underwater (LTV 125% or more)	2.6%
Owner occupied	83%
Company owned	9.1%
Median loan-to-value	46%
Typical ownership tenure	19.0 yrs

COMMUNITY

Population	1,148
Density	26 / mi²
Median household income	\$100K
Average household income	\$113K
Crime index (US avg 100)	62
Air pollution index (US avg 100)	88
Earthquake index (US avg 100)	53
Homes occupied	90%
Bachelor's or higher	21%
Poverty rate	6.1%
Unemployment	1.9%
Average temp	53°F
Annual precip	39 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.