

Arenzville 62611

ZIP code · IL · Illinois > Cass County > Arenzville

\$198K

MEDIAN SALE PRICE

+31.7%

1-YR CHANGE

5

SALES (12 MO)

\$131K

MEDIAN VALUE (AVM)

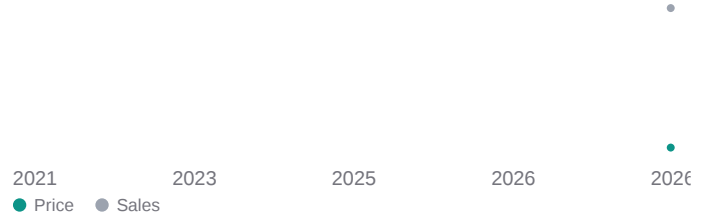
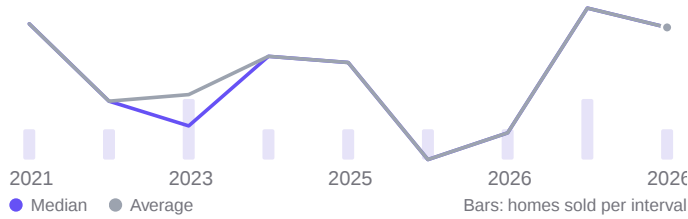
MARKET TRENDS (5 YEARS)

Sale prices

Median \$200K · Average \$200K

Growth (year over year)

Price +31.7% · Sales +400.0%

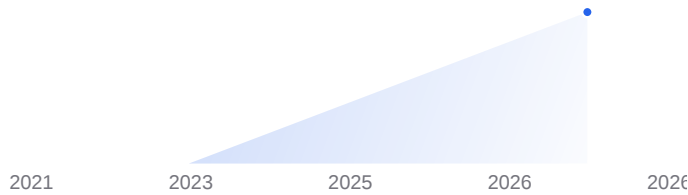


Price per square foot

\$148/ft²

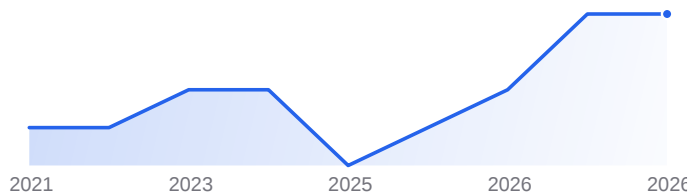
Sale premium vs estimated value

-18.8%



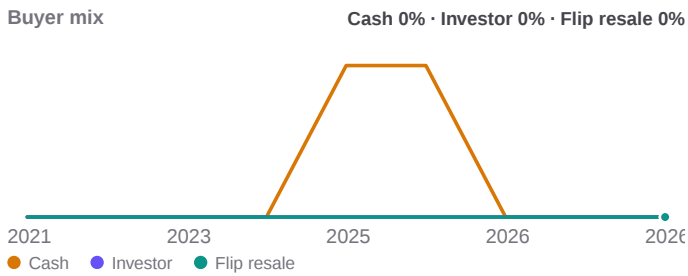
Annual turnover (share of homes sold)

1.4%



BUYERS & OUTCOMES

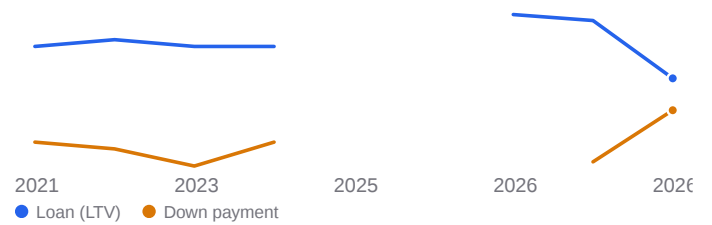
Buyer mix



Sellers who sold at a gain

100%

Financing (share of purchase price) Loan (LTV) 60% · Down payment 40%

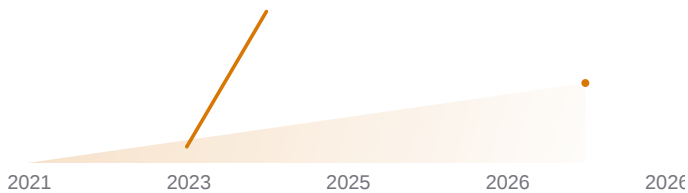


Typical hold before selling

2.8 yrs

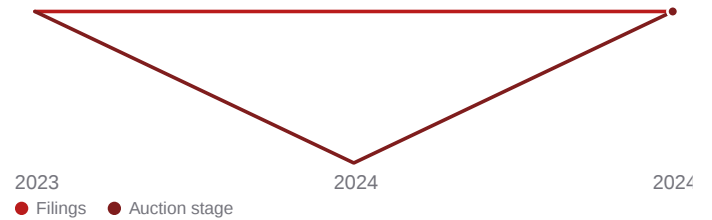
Median annualized return at resale

+10.1%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	364
Median value (AVM)	\$131K
Median size	1,530 ft²
Median bedrooms	3
Median year built	1950
Single family	79%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	61%
Underwater (LTV 125% or more)	5.1%
Owner occupied	93%
Company owned	13%
Median loan-to-value	33%
Typical ownership tenure	17.1 yrs

COMMUNITY

Population	1,187
Density	15 / mi²
Median household income	\$67K
Average household income	\$86K
Crime index (US avg 100)	100
Air pollution index (US avg 100)	73
Earthquake index (US avg 100)	43
Homes occupied	92%
Bachelor's or higher	23%
Poverty rate	7.6%
Unemployment	1.4%
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.