

Athens 62613

ZIP code · IL · Illinois › Menard County › Athens

\$184K

MEDIAN SALE PRICE

1

SALES (12 MO)

\$233K

MEDIAN VALUE (AVM)

HOUSING STOCK

Homes	1,021
Median value (AVM)	\$233K
Median size	1,410 ft²
Median year built	1979
Single family	100%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	53%
Underwater (LTV 125% or more)	0.8%
Owner occupied	92%
Company owned	7.4%
Median loan-to-value	49%
Typical ownership tenure	10.2 yrs

COMMUNITY

Population	3,117
Density	51 / mi²
Median household income	\$94K
Average household income	\$108K
Crime index (US avg 100)	104
Air pollution index (US avg 100)	78
Earthquake index (US avg 100)	49
Homes occupied	93%
Bachelor's or higher	17%
Poverty rate	9.2%
Unemployment	1.1%
Average temp	53°F
Annual precip	37 in
Sunshine	59%

Market metrics are derived from recorded arms-length deeds through July 2021, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.