

Concord 62631

ZIP code · IL · Illinois > Morgan County > Concord

\$61K

MEDIAN SALE PRICE

-6.2%

1-YR CHANGE

4

SALES (12 MO)

\$109K

MEDIAN VALUE (AVM)

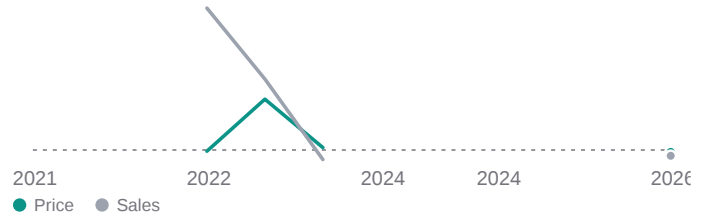
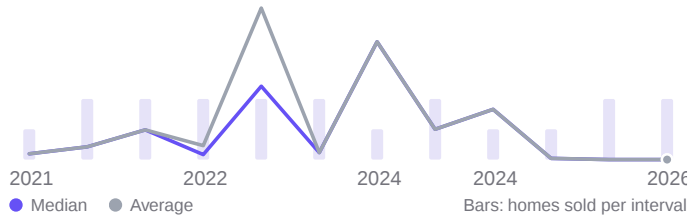
MARKET TRENDS (5 YEARS)

Sale prices

Median \$61K · Average \$61K

Growth (year over year)

Price -6.2% · Sales -20.0%

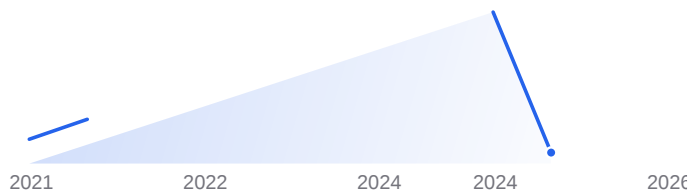


Price per square foot

\$60/ft²

Annual turnover (share of homes sold)

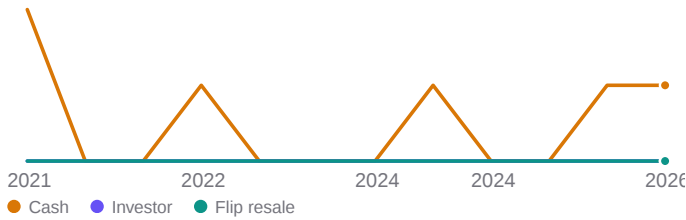
3.3%



BUYERS & OUTCOMES

Buyer mix

Cash 50% · Investor 0% · Flip resale 0%



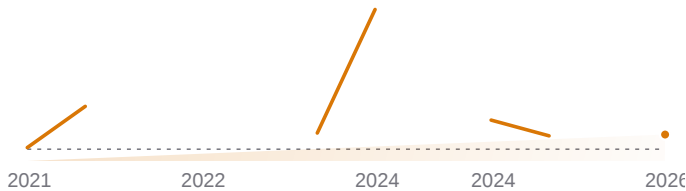
Sellers who sold at a gain

100%



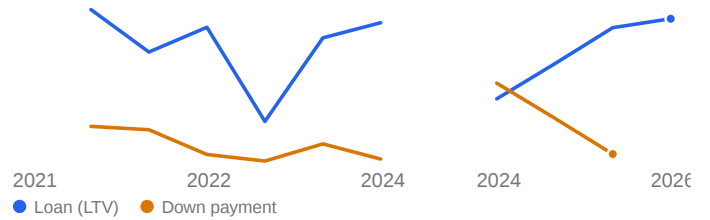
Median annualized return at resale

+1.7%



Financing (share of purchase price)

Loan (LTV) 101% · Down payment 5.4%



Typical hold before selling

7.5 yrs



HOUSING STOCK

Homes	123
Median value (AVM)	\$109K
Median size	1,266 ft²
Median year built	1940
Single family	92%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	43%
Underwater (LTV 125% or more)	8.5%
Owner occupied	86%
Company owned	6.5%
Median loan-to-value	58%
Typical ownership tenure	10.3 yrs

COMMUNITY

Population	140
Density	11 / mi ²
Median household income	\$68K
Average household income	\$94K
Crime index (US avg 100)	62
Air pollution index (US avg 100)	77
Earthquake index (US avg 100)	44
Homes occupied	92%
Bachelor's or higher	8%
Poverty rate	8.7%
Unemployment	1.2%
Average temp	53°F
Annual precip	38 in
Sunshine	59%

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