

Meredosia 62665

ZIP code · IL · Illinois > Morgan County > Meredosia

BUYER'S MARKET

\$56K

MEDIAN SALE PRICE

-40.9%

1-YR CHANGE

24

SALES (12 MO)

\$75K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 34 / 100



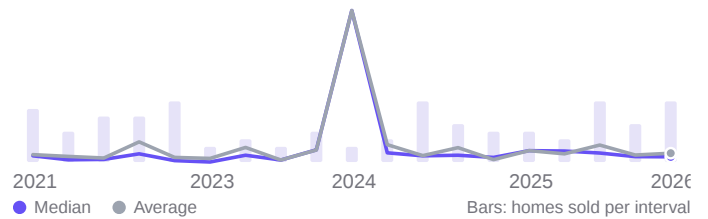
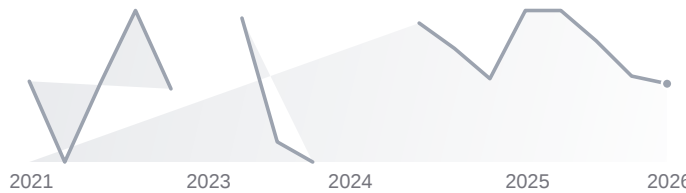
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

34 / 100

Sale prices

Median \$60K · Average \$78K

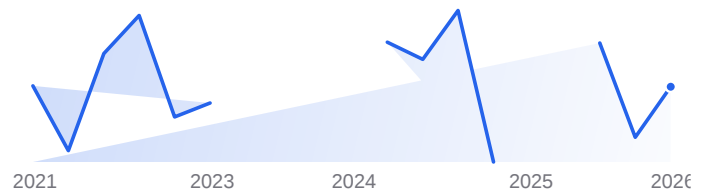
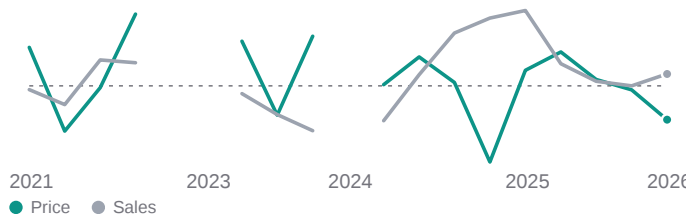


Growth (year over year)

Price -40.9% · Sales +14.3%

Price per square foot

\$50/ft²

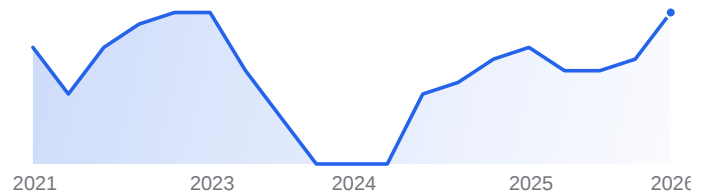
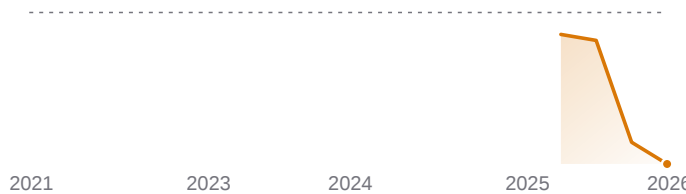


Sale premium vs estimated value

-33.9%

Annual turnover (share of homes sold)

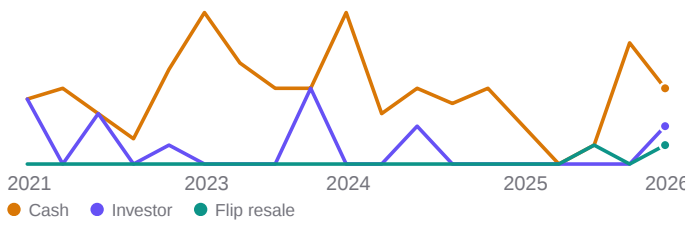
3.2%



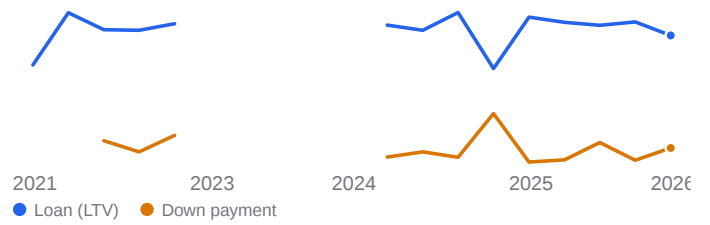
BUYERS & OUTCOMES

Buyer mix

Cash 50% · Investor 25% · Flip resale 13%

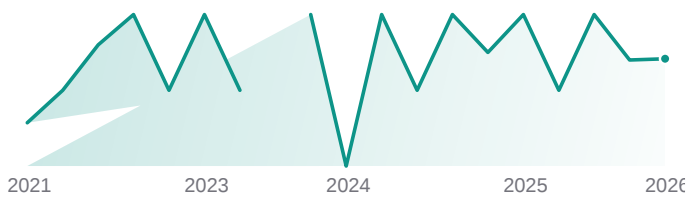


Financing (share of purchase price) Loan (LTV) 88% · Down payment 11%



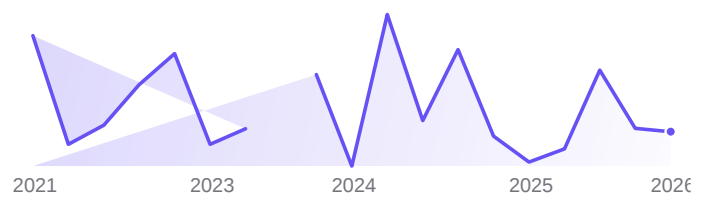
Sellers who sold at a gain

71%



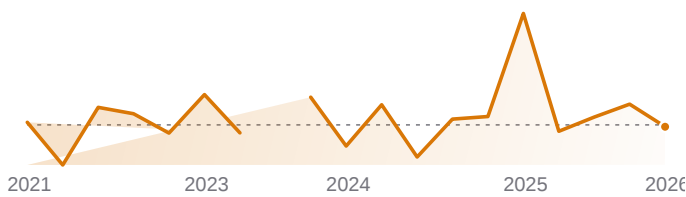
Typical hold before selling

4.4 yrs



Median annualized return at resale

-0.4%



HOUSING STOCK

Homes	746
Median value (AVM)	\$75K
Median size	1,092 ft²
Median bedrooms	3
Median year built	1954
Single family	79%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	66%
Underwater (LTV 125% or more)	2.9%
Owner occupied	68%
Company owned	10%
Median loan-to-value	0%
Typical ownership tenure	9.5 yrs

COMMUNITY

Population	1,519
Density	27 / mi²
Median household income	\$58K
Average household income	\$68K
Crime index (US avg 100)	146
Air pollution index (US avg 100)	76
Earthquake index (US avg 100)	40
Homes occupied	84%
Bachelor's or higher	9%
Poverty rate	9.0%
Unemployment	1.1%
Average temp	53°F
Annual precip	38 in
Sunshine	58%

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