

Modesto 62667

ZIP code · IL · Illinois › Macoupin County › Modesto

\$152K

MEDIAN SALE PRICE

5

SALES (12 MO)

\$111K

MEDIAN VALUE (AVM)

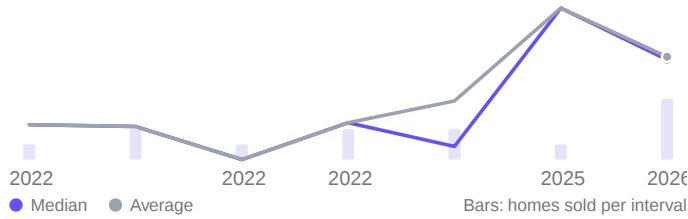
MARKET TRENDS (5 YEARS)

Sale prices

Median \$179K · Average \$183K

Growth (year over year)

Price -40.6% · Sales -20.0%

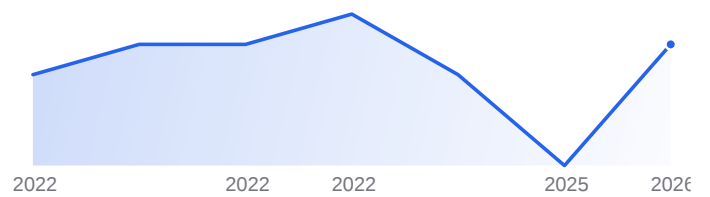


Sale premium vs estimated value

+9.3%

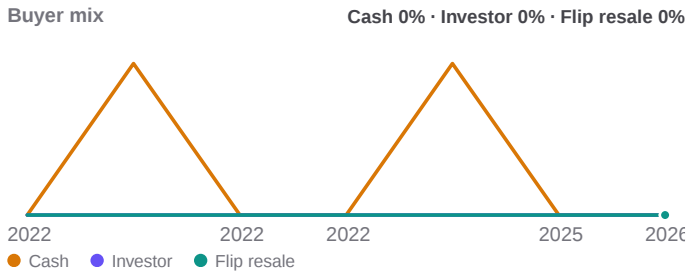
Annual turnover (share of homes sold)

2.8%

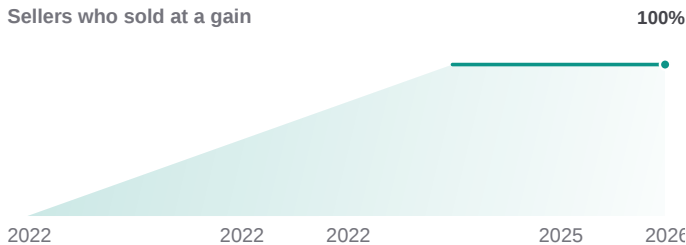


BUYERS & OUTCOMES

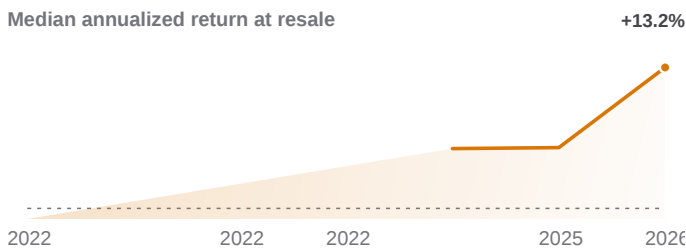
Buyer mix



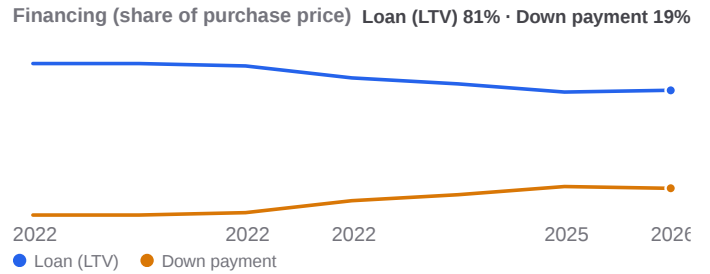
Sellers who sold at a gain



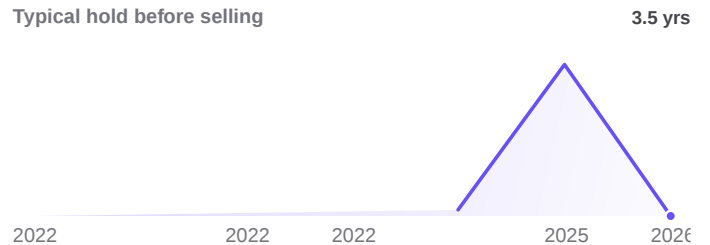
Median annualized return at resale



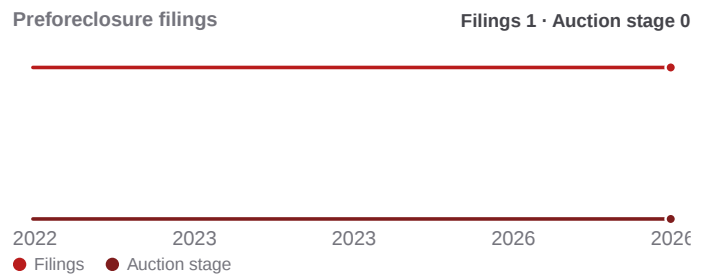
Financing (share of purchase price) Loan (LTV) 81% · Down payment 19%



Typical hold before selling



Preforeclosure filings



HOUSING STOCK

Homes	180
Median value (AVM)	\$111K
Median size	21,780 ft²
Median year built	2009
Single family	96%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	65%
Underwater (LTV 125% or more)	2.5%
Owner occupied	72%
Company owned	13%
Median loan-to-value	0%
Typical ownership tenure	21.2 yrs

COMMUNITY

Population	406
Density	12 / mi²
Median household income	\$70K
Average household income	\$92K
Crime index (US avg 100)	100
Air pollution index (US avg 100)	79
Earthquake index (US avg 100)	67
Homes occupied	90%
Bachelor's or higher	18%
Poverty rate	11.6%
Unemployment	1.2%
Average temp	54°F
Annual precip	38 in
Sunshine	59%

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.