

# Pleasant Plains 62677

ZIP code · IL · Illinois · Sangamon County · Pleasant Plains

BALANCED MARKET

**\$245K**

MEDIAN SALE PRICE

**+28.5%**

1-YR CHANGE

**33**

SALES (12 MO)

**\$224K**

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 59 / 100



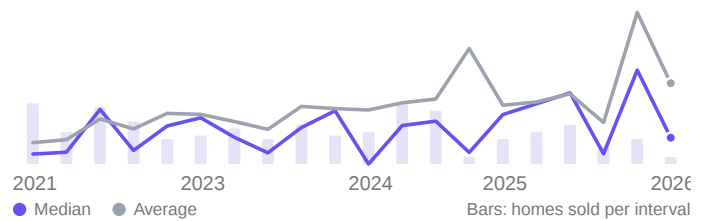
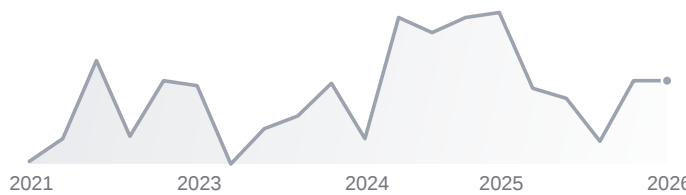
## MARKET TRENDS (5 YEARS)

Market temperature (0–100)

59 / 100

Sale prices

Median \$155K · Average \$271K

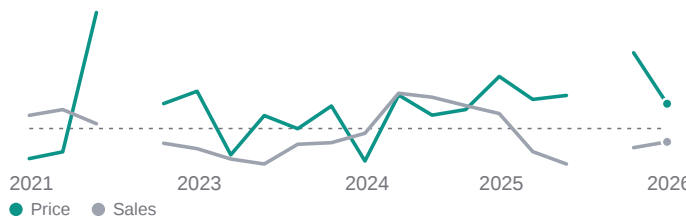


Growth (year over year)

Price +28.5% · Sales -15.4%

Sale premium vs estimated value

+3.3%



Annual turnover (share of homes sold)

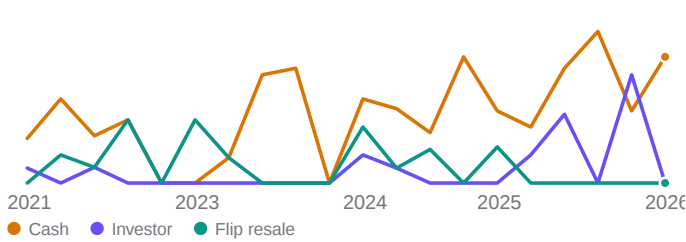
3.5%



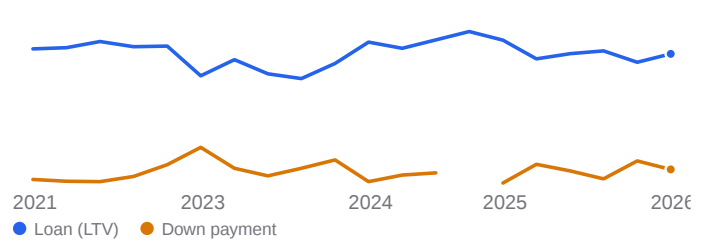
## BUYERS & OUTCOMES

### Buyer mix

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

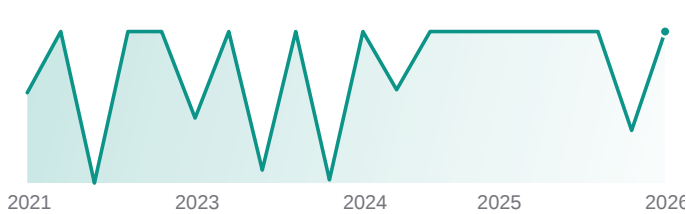


### Financing (share of purchase price) Loan (LTV) 87% · Down payment 13%



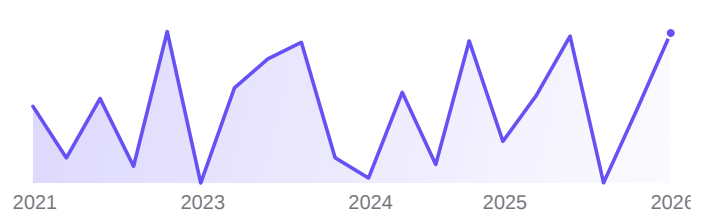
### Sellers who sold at a gain

100%



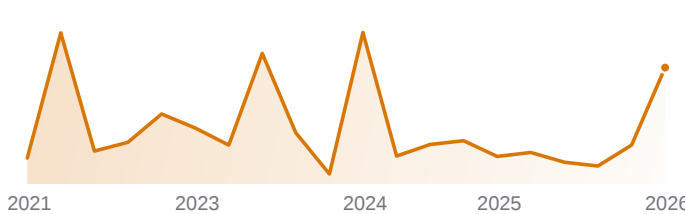
### Typical hold before selling

10.6 yrs



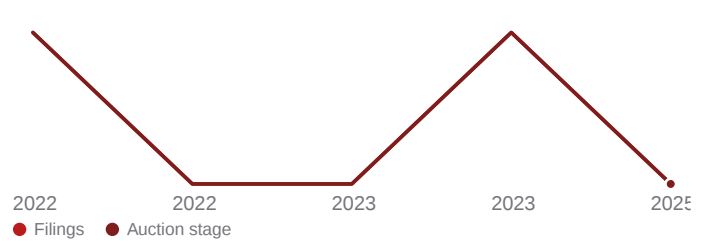
### Median annualized return at resale

+18.7%



### Preforeclosure filings

Filings 1 · Auction stage 1



## HOUSING STOCK

|                    |        |
|--------------------|--------|
| Homes              | 933    |
| Median value (AVM) | \$224K |
| Single family      | 100%   |

## EQUITY & OWNERSHIP

|                               |          |
|-------------------------------|----------|
| Equity rich (LTV 50% or less) | 51%      |
| Underwater (LTV 125% or more) | 5.1%     |
| Owner occupied                | 86%      |
| Company owned                 | 8.8%     |
| Median loan-to-value          | 50%      |
| Typical ownership tenure      | 15.1 yrs |

## COMMUNITY

|                                  |          |
|----------------------------------|----------|
| Population                       | 2,999    |
| Density                          | 36 / mi² |
| Median household income          | \$101K   |
| Average household income         | \$116K   |
| Crime index (US avg 100)         | 42       |
| Air pollution index (US avg 100) | 74       |
| Earthquake index (US avg 100)    | 44       |
| Homes occupied                   | 94%      |
| Bachelor's or higher             | 23%      |
| Poverty rate                     | 6.5%     |
| Unemployment                     | 1.2%     |
| Average temp                     | 53°F     |
| Annual precip                    | 37 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.