

Shipman 62685

ZIP code · IL · Illinois › Macoupin County › Shipman

BUYER'S MARKET

\$83K

MEDIAN SALE PRICE

3

SALES (12 MO)

\$112K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 30 / 100



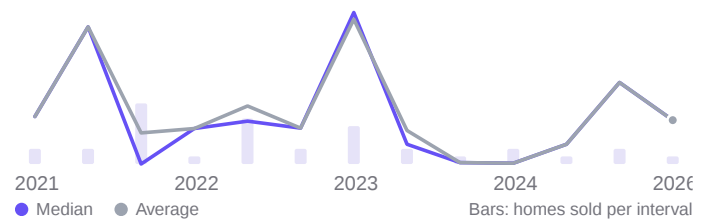
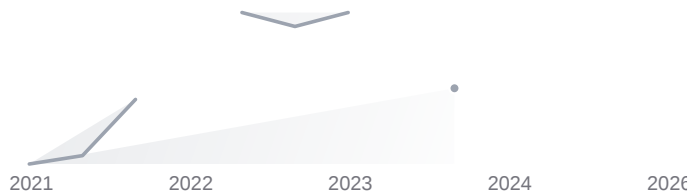
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

30 / 100

Sale prices

Median \$81K · Average \$81K



Growth (year over year)

Price -76.6% · Sales -64.3%

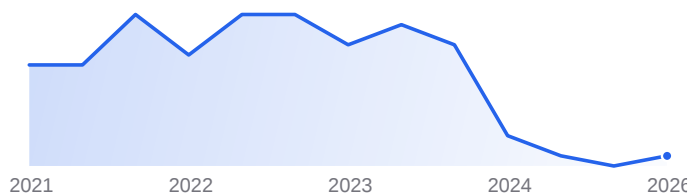
Sale premium vs estimated value

-48.8%



Annual turnover (share of homes sold)

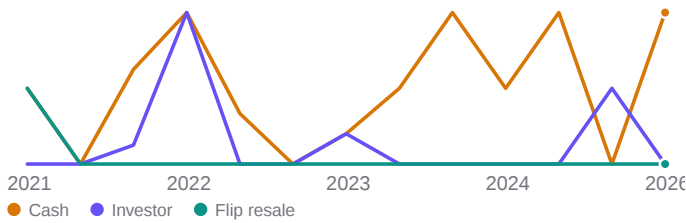
0.5%



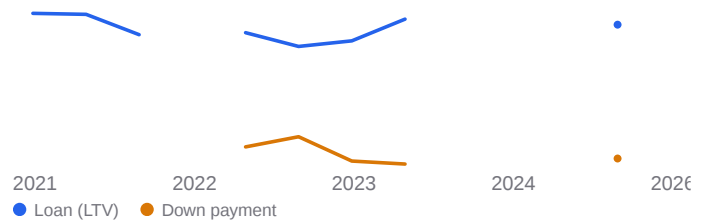
BUYERS & OUTCOMES

Buyer mix

Cash 100% · Investor 0% · Flip resale 0%

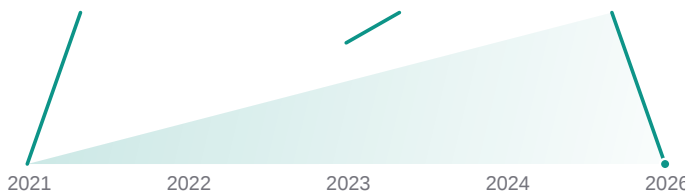


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.5%



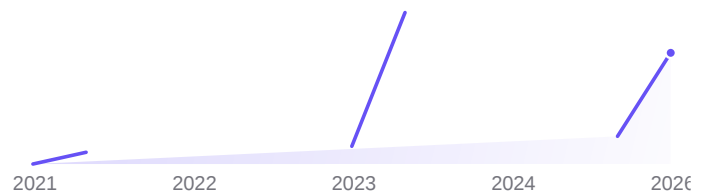
Sellers who sold at a gain

0%



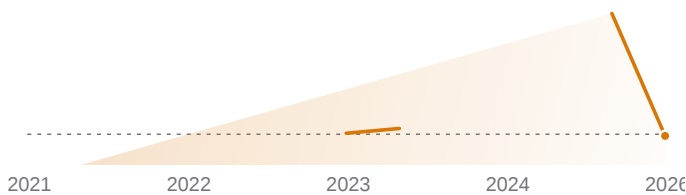
Typical hold before selling

8.3 yrs



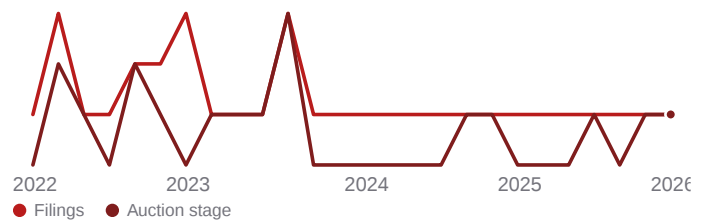
Median annualized return at resale

-1.2%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	663
Median value (AVM)	\$112K
Median size	31,680 ft²
Median year built	2003
Single family	100%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	53%
Underwater (LTV 125% or more)	8.1%
Owner occupied	72%
Company owned	9.0%
Median loan-to-value	44%
Typical ownership tenure	24.4 yrs

COMMUNITY

Population	1,967
Density	25 / mi²
Median household income	\$74K
Average household income	\$93K
Crime index (US avg 100)	132
Air pollution index (US avg 100)	111
Earthquake index (US avg 100)	96
Homes occupied	87%
Bachelor's or higher	16%
Poverty rate	9.3%
Unemployment	1.4%
Average temp	54°F
Annual precip	39 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.