

Williamsville 62693

ZIP code · IL · Illinois · Sangamon County · Williamsville

BUYER'S MARKET

\$198K

MEDIAN SALE PRICE

-26.7%

1-YR CHANGE

28

SALES (12 MO)

\$253K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 33 / 100



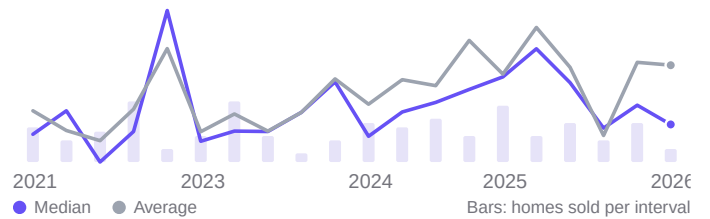
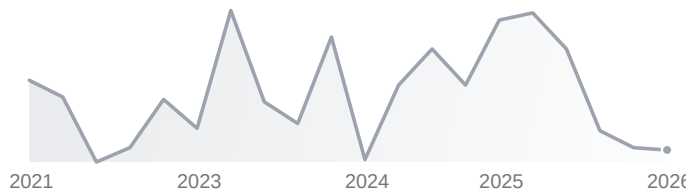
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

33 / 100

Sale prices

Median \$164K · Average \$264K

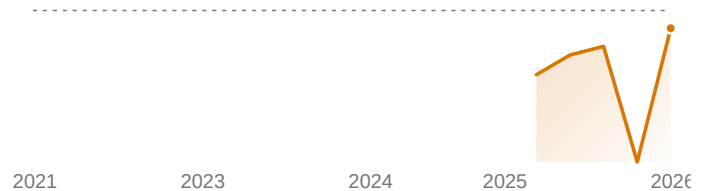
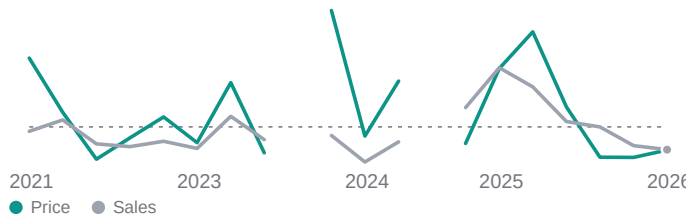


Growth (year over year)

Price -26.7% · Sales -26.3%

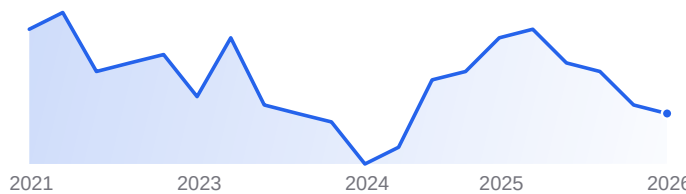
Sale premium vs estimated value

-2.3%



Annual turnover (share of homes sold)

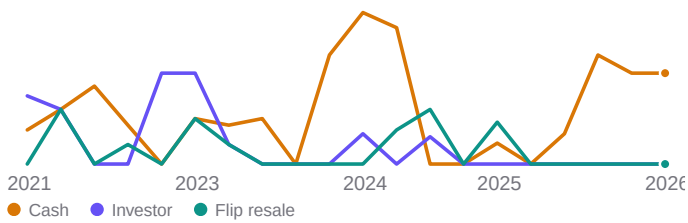
4.2%



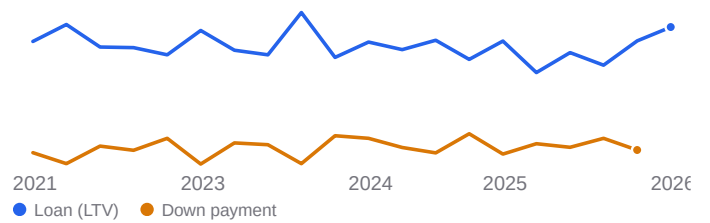
BUYERS & OUTCOMES

Buyer mix

Cash 33% · Investor 0% · Flip resale 0%

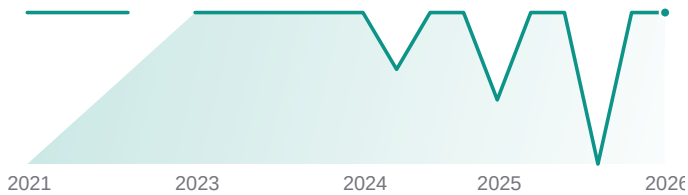


Financing (share of purchase price) Loan (LTV) 100% · Down payment 12%



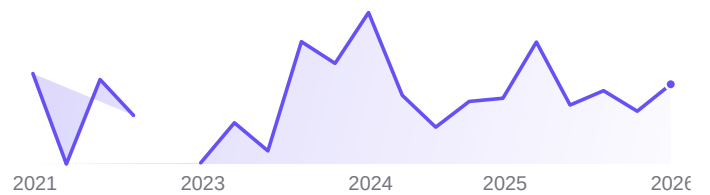
Sellers who sold at a gain

100%



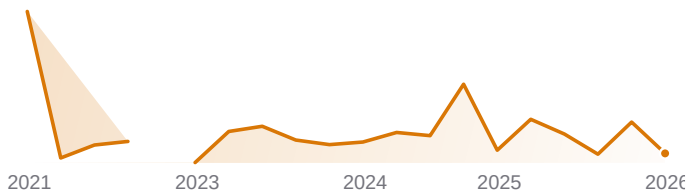
Typical hold before selling

4.9 yrs



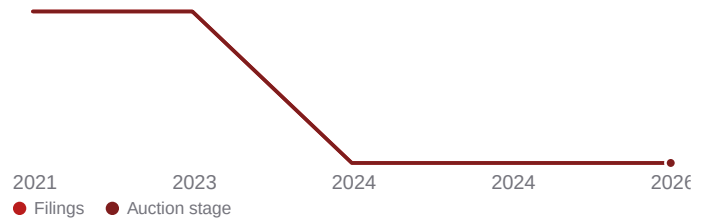
Median annualized return at resale

+2.1%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	662
Median value (AVM)	\$253K
Median size	1,281 ft²
Median year built	1915
Single family	98%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	48%
Underwater (LTV 125% or more)	4.7%
Owner occupied	89%
Company owned	9.8%
Median loan-to-value	51%
Typical ownership tenure	13.8 yrs

COMMUNITY

Population	1,570
Density	35 / mi²
Median household income	\$111K
Average household income	\$136K
Crime index (US avg 100)	145
Air pollution index (US avg 100)	85
Earthquake index (US avg 100)	45
Homes occupied	93%
Bachelor's or higher	27%
Poverty rate	2.7%
Unemployment	1.3%
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.