

Woodson 62695

ZIP code · IL · Illinois · Morgan County · Woodson

BALANCED MARKET

\$189K

MEDIAN SALE PRICE

+1472.9%

1-YR CHANGE

8

SALES (12 MO)

\$128K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 52 / 100



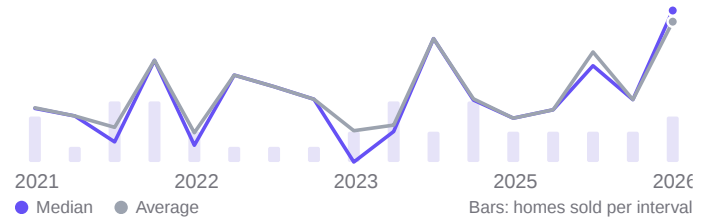
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

52 / 100

Sale prices

Median \$206K · Average \$193K

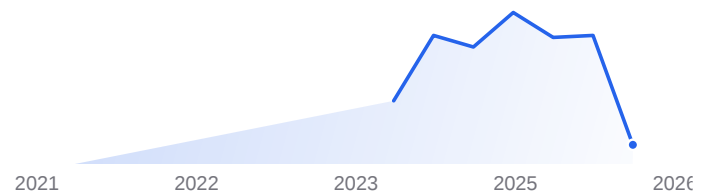
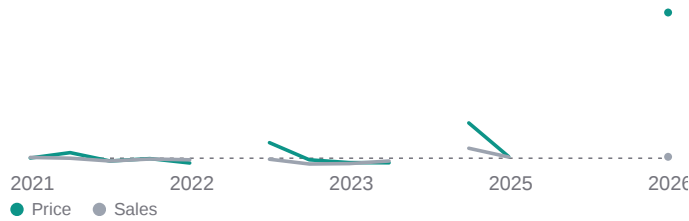


Growth (year over year)

Price +1472.9% · Sales +14.3%

Price per square foot

\$27/ft²



Sale premium vs estimated value

+13.5%

Annual turnover (share of homes sold)

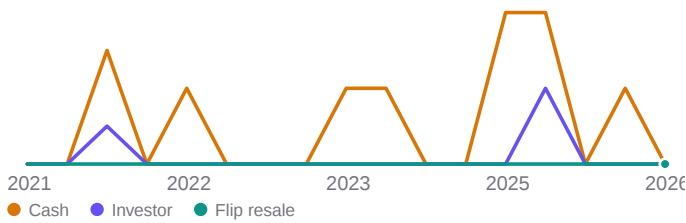
4.7%



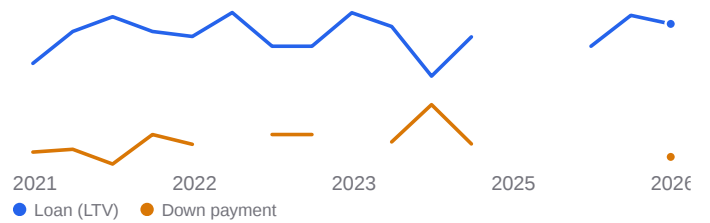
BUYERS & OUTCOMES

Buyer mix

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

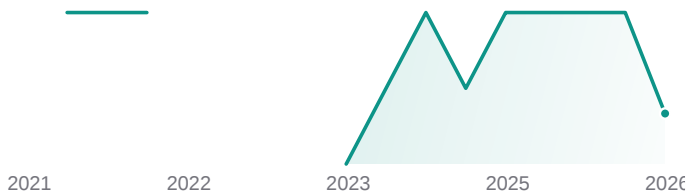


Financing (share of purchase price) Loan (LTV) 95% · Down payment 4.9%



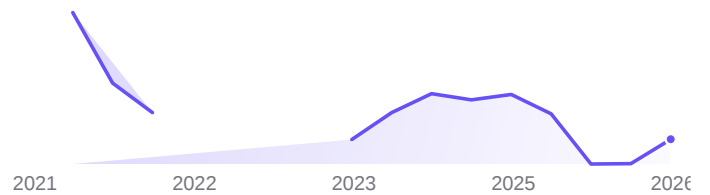
Sellers who sold at a gain

33%



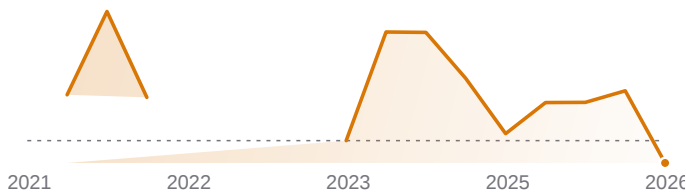
Typical hold before selling

3.9 yrs



Median annualized return at resale

-2.5%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	170
Median value (AVM)	\$128K
Median size	1,248 ft²
Median year built	1971
Single family	99%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	58%
Underwater (LTV 125% or more)	2.1%
Owner occupied	91%
Company owned	5.9%
Median loan-to-value	43%
Typical ownership tenure	6.7 yrs

COMMUNITY

Population	1
Density	39 / mi ²
Median household income	\$68K
Average household income	\$78K
Crime index (US avg 100)	117
Air pollution index (US avg 100)	78
Earthquake index (US avg 100)	59
Homes occupied	93%
Bachelor's or higher	25%
Poverty rate	7.5%
Unemployment	1.3%
Average temp	53°F
Annual precip	38 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.