

# Springfield 62702

ZIP code · IL · Illinois · Sangamon County · Springfield

BALANCED MARKET

**\$130K**

MEDIAN SALE PRICE

**+1.0%**

1-YR CHANGE

**623**

SALES (12 MO)

**\$100K**

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 59 / 100



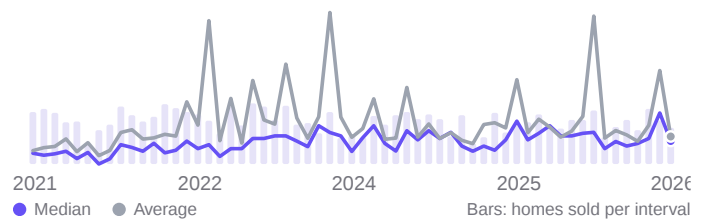
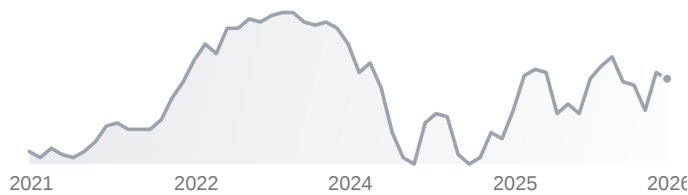
## MARKET TRENDS (5 YEARS)

Market temperature (0–100)

59 / 100

Sale prices

Median \$110K · Average \$119K

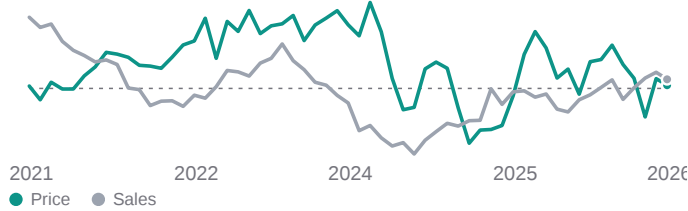


Growth (year over year)

Price +1.0% · Sales +3.0%

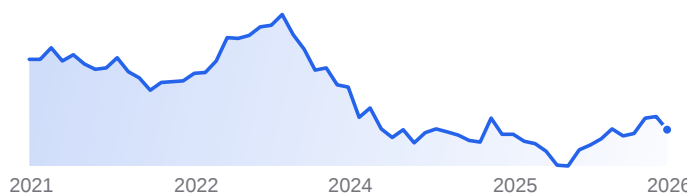
Sale premium vs estimated value

+0.0%



Annual turnover (share of homes sold)

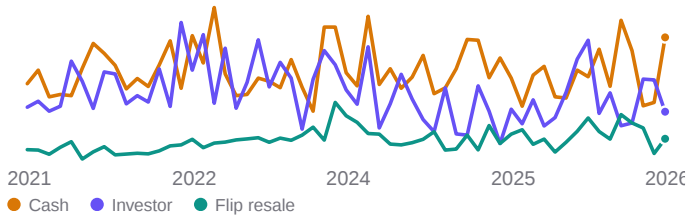
5.1%



## BUYERS & OUTCOMES

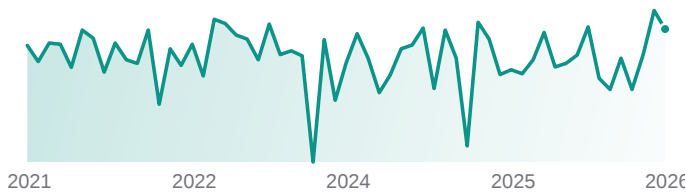
### Buyer mix

Cash 39% · Investor 15% · Flip resale 6.5%



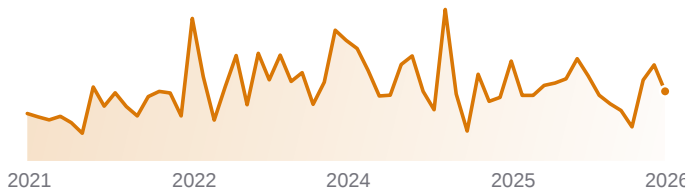
### Sellers who sold at a gain

93%

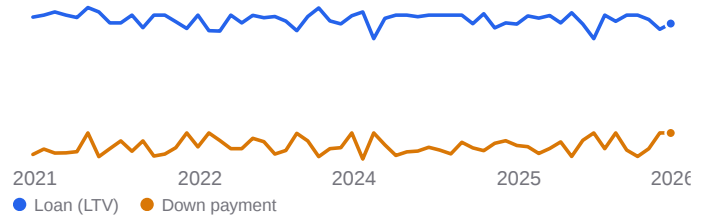


### Median annualized return at resale

+5.5%

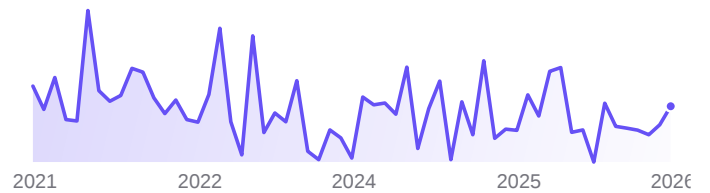


### Financing (share of purchase price) Loan (LTV) 90% · Down payment 20%



### Typical hold before selling

5.4 yrs



### Preforeclosure filings

Filings 3 · Auction stage 3



## HOUSING STOCK

|                    |        |
|--------------------|--------|
| Homes              | 12,290 |
| Median value (AVM) | \$100K |
| Single family      | 97%    |
| Condos             | 1.2%   |

## EQUITY & OWNERSHIP

|                               |          |
|-------------------------------|----------|
| Equity rich (LTV 50% or less) | 49%      |
| Underwater (LTV 125% or more) | 3.8%     |
| Owner occupied                | 68%      |
| Company owned                 | 18%      |
| Median loan-to-value          | 51%      |
| Typical ownership tenure      | 12.9 yrs |

## COMMUNITY

|                                  |             |
|----------------------------------|-------------|
| Population                       | 31,872      |
| Density                          | 1,983 / mi² |
| Median household income          | \$57K       |
| Average household income         | \$67K       |
| Crime index (US avg 100)         | 128         |
| Air pollution index (US avg 100) | 82          |
| Earthquake index (US avg 100)    | 45          |
| Homes occupied                   | 85%         |
| Bachelor's or higher             | 13%         |
| Poverty rate                     | 18.0%       |
| 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. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.