

Springfield 62703

ZIP code · IL · Illinois · Sangamon County · Springfield

BALANCED MARKET

\$119K

MEDIAN SALE PRICE

+4.7%

1-YR CHANGE

487

SALES (12 MO)

\$88K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 54 / 100



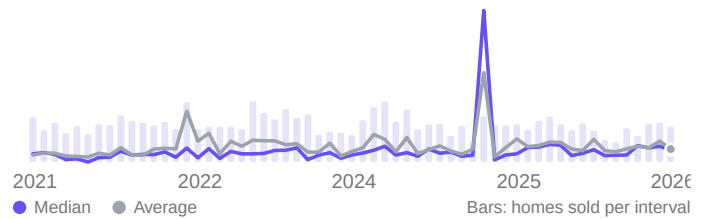
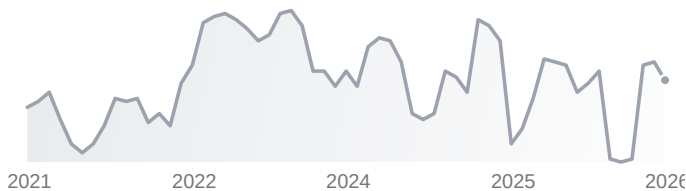
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

54 / 100

Sale prices

Median \$110K · Average \$115K

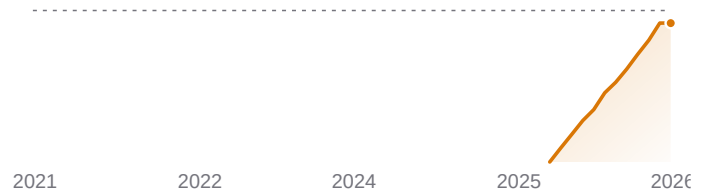
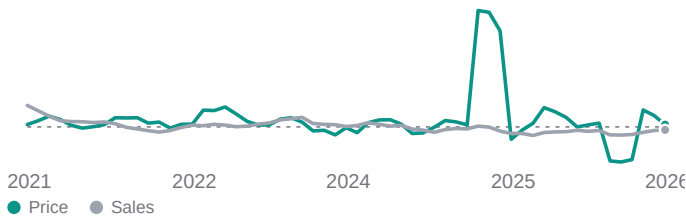


Growth (year over year)

Price +4.7% · Sales -5.8%

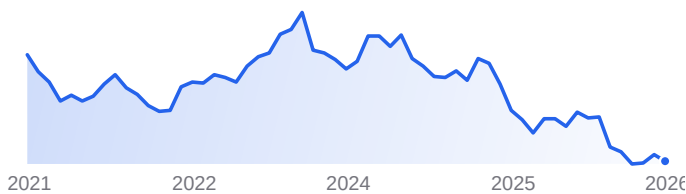
Sale premium vs estimated value

-0.5%



Annual turnover (share of homes sold)

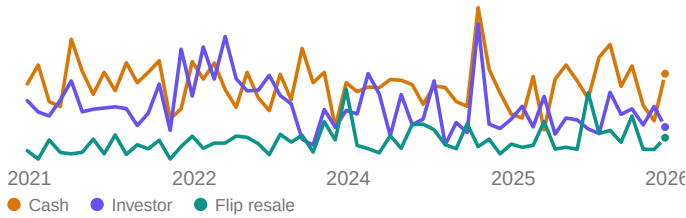
4.7%



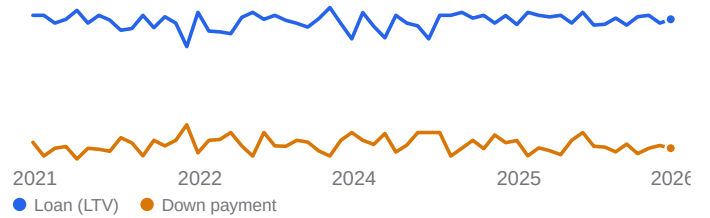
BUYERS & OUTCOMES

Buyer mix

Cash 37% · Investor 14% · Flip resale 9.3%

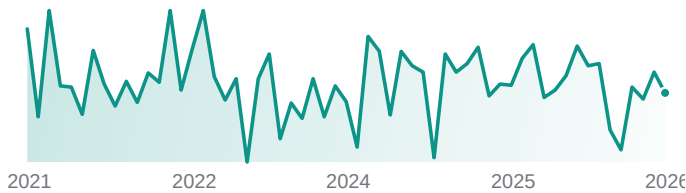


Financing (share of purchase price) Loan (LTV) 93% · Down payment 10%



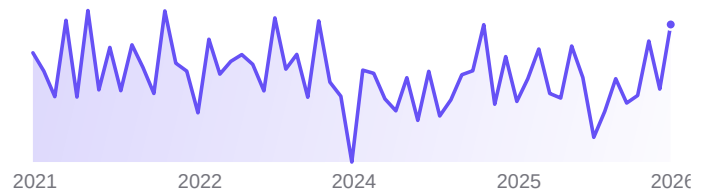
Sellers who sold at a gain

83%



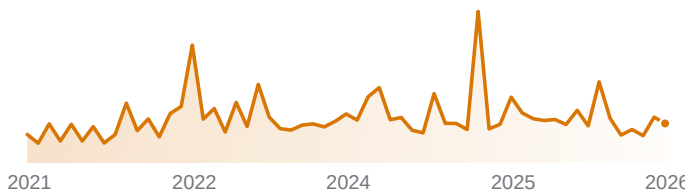
Typical hold before selling

7.6 yrs



Median annualized return at resale

+5.0%



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	10,441
Median value (AVM)	\$88K
Single family	97%
Condos	1.9%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	55%
Underwater (LTV 125% or more)	3.9%
Owner occupied	62%
Company owned	20%
Median loan-to-value	44%
Typical ownership tenure	12.6 yrs

COMMUNITY

Population	27,405
Density	1,601 / mi²
Median household income	\$49K
Average household income	\$64K
Crime index (US avg 100)	139
Air pollution index (US avg 100)	82
Earthquake index (US avg 100)	57
Homes occupied	83%
Bachelor's or higher	12%
Poverty rate	23.2%
Unemployment	1.0%
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.