

Springfield 62704

ZIP code · IL · Illinois · Sangamon County · Springfield

SELLER'S MARKET

\$189K

MEDIAN SALE PRICE

+6.0%

1-YR CHANGE

825

SALES (12 MO)

\$188K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 64 / 100

Buyer's market

Balanced

Seller's market

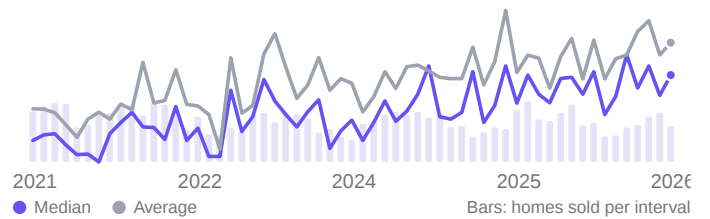
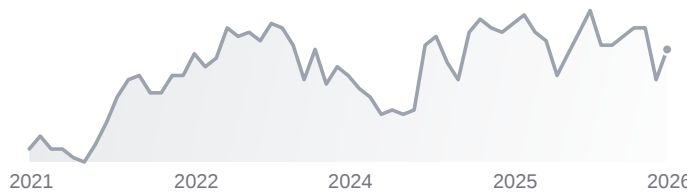
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

64 / 100

Sale prices

Median \$192K · Average \$221K

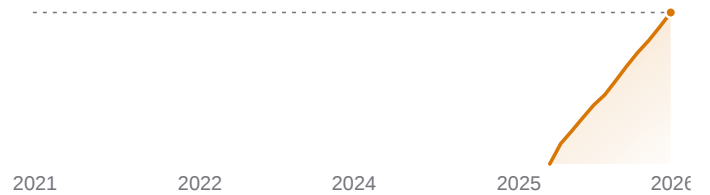
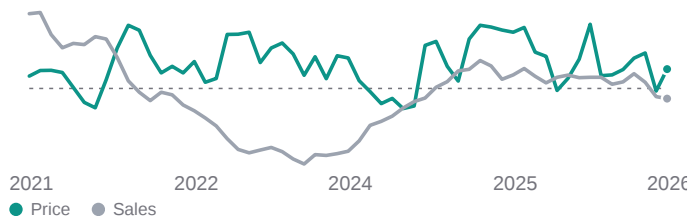


Growth (year over year)

Price +6.0% · Sales -3.2%

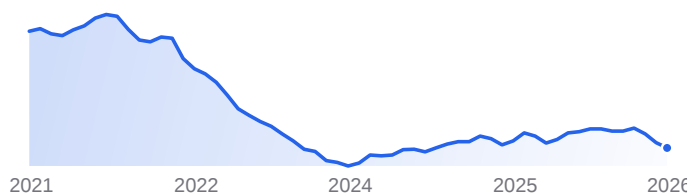
Sale premium vs estimated value

+0.0%



Annual turnover (share of homes sold)

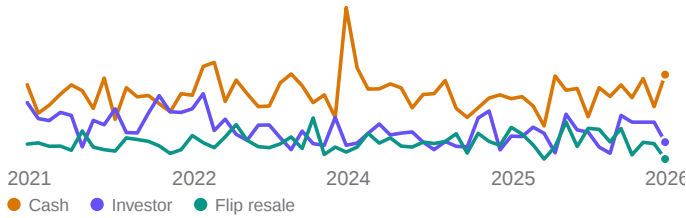
5.6%



BUYERS & OUTCOMES

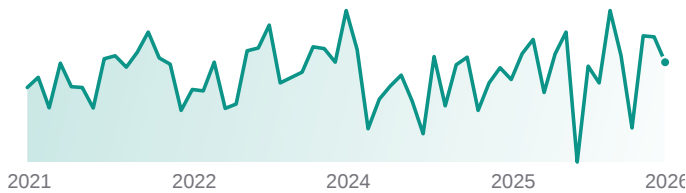
Buyer mix

Cash 32% · Investor 6.5% · Flip resale 0%



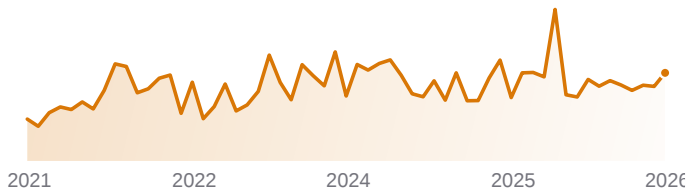
Sellers who sold at a gain

93%

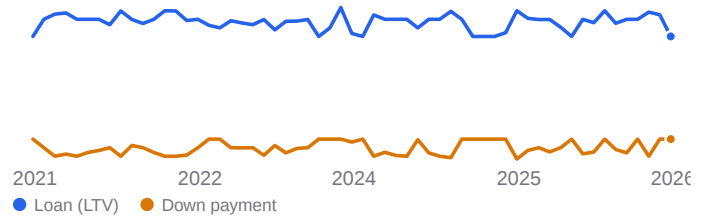


Median annualized return at resale

+6.0%

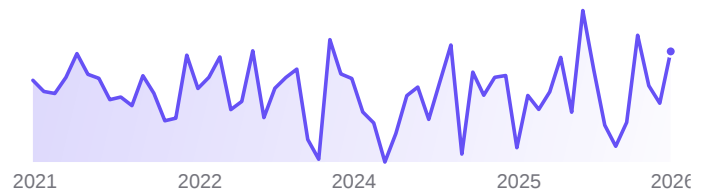


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



Typical hold before selling

6.4 yrs



Preforeclosure filings

Filings 3 · Auction stage 3



HOUSING STOCK

Homes	14,693
Median value (AVM)	\$188K
Single family	94%
Condos	3.9%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	44%
Underwater (LTV 125% or more)	3.0%
Owner occupied	79%
Company owned	14%
Median loan-to-value	55%
Typical ownership tenure	12.0 yrs

COMMUNITY

Population	37,061
Density	3,239 / mi²
Median household income	\$71K
Average household income	\$88K
Crime index (US avg 100)	103
Air pollution index (US avg 100)	80
Earthquake index (US avg 100)	52
Homes occupied	88%
Bachelor's or higher	24%
Poverty rate	11.4%
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. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.