

Springfield 62712

ZIP code · IL · Illinois · Sangamon County · Springfield

BALANCED MARKET

\$293K

MEDIAN SALE PRICE

+1.1%

1-YR CHANGE

128

SALES (12 MO)

\$325K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 51 / 100



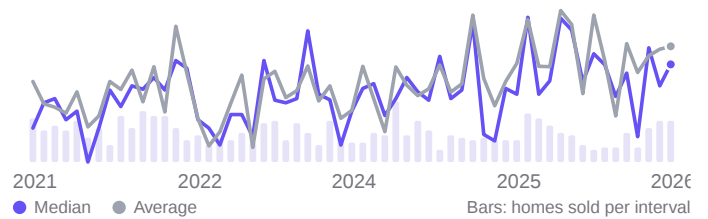
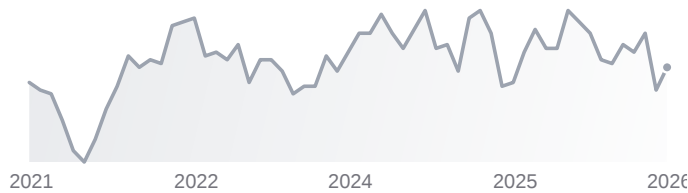
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

51 / 100

Sale prices

Median \$295K · Average \$317K

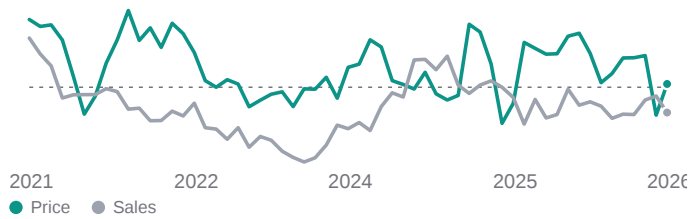


Growth (year over year)

Price +1.1% · Sales -8.6%

Sale premium vs estimated value

+0.0%



Annual turnover (share of homes sold)

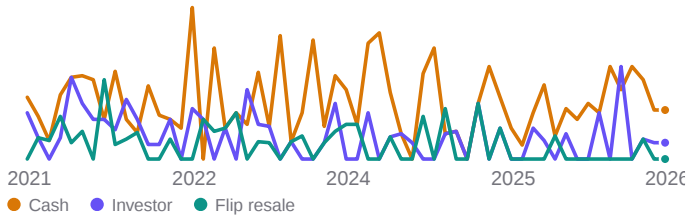
3.4%



BUYERS & OUTCOMES

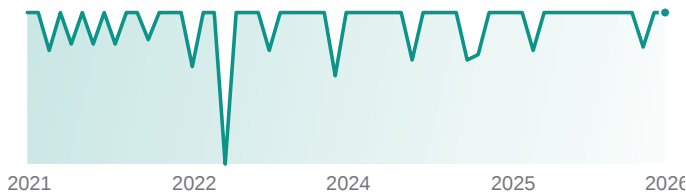
Buyer mix

Cash 18% · Investor 5.9% · Flip resale 0%



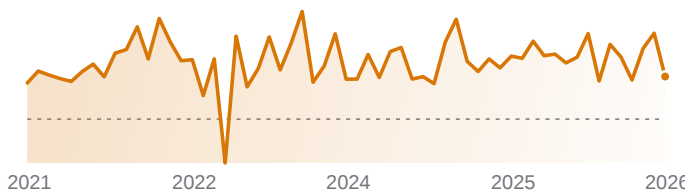
Sellers who sold at a gain

100%

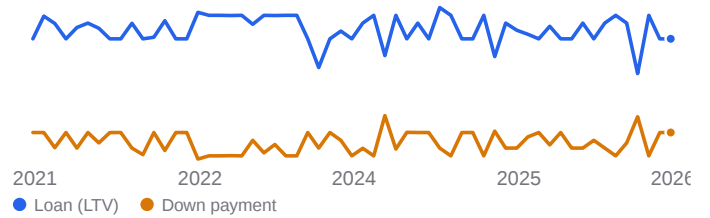


Median annualized return at resale

+3.4%

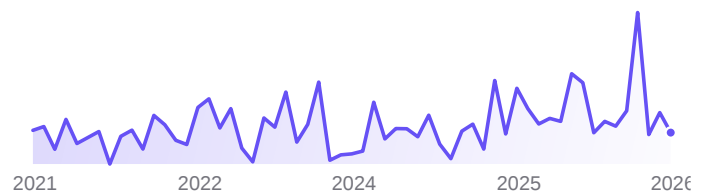


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



Typical hold before selling

4.5 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	3,804
Median value (AVM)	\$325K
Single family	97%
Condos	2.5%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	43%
Underwater (LTV 125% or more)	4.2%
Owner occupied	93%
Company owned	10%
Median loan-to-value	56%
Typical ownership tenure	14.8 yrs

COMMUNITY

Population	9,112
Density	355 / mi²
Median household income	\$98K
Average household income	\$132K
Crime index (US avg 100)	68
Air pollution index (US avg 100)	80
Earthquake index (US avg 100)	61
Homes occupied	92%
Bachelor's or higher	27%
Poverty rate	4.2%
Unemployment	1.1%
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.