

Albion 62806

ZIP code · IL · Illinois > Edwards County > Albion

SELLER'S MARKET

\$74K

MEDIAN SALE PRICE

+17.4%

1-YR CHANGE

41

SALES (12 MO)

\$94K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 70 / 100



MARKET TRENDS (5 YEARS)

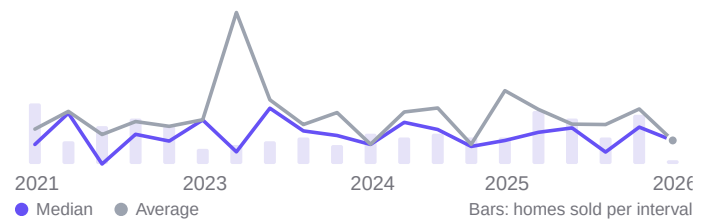
Market temperature (0–100)

70 / 100



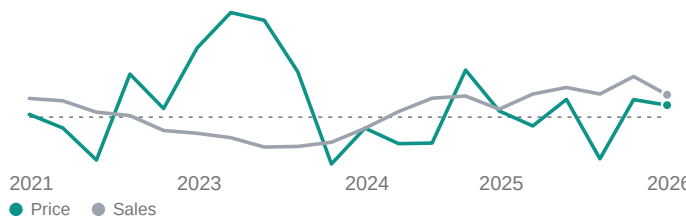
Sale prices

Median \$65K · Average \$65K



Growth (year over year)

Price +17.4% · Sales +32.3%



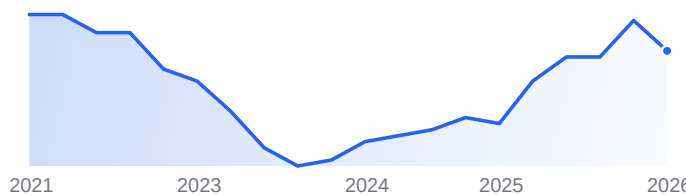
Sale premium vs estimated value

-5.5%



Annual turnover (share of homes sold)

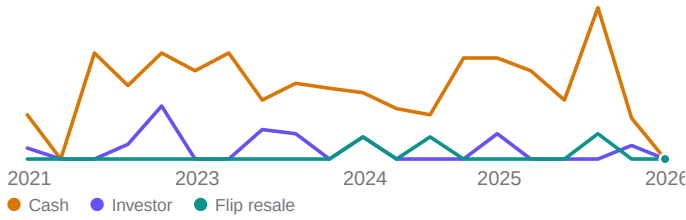
3.7%



BUYERS & OUTCOMES

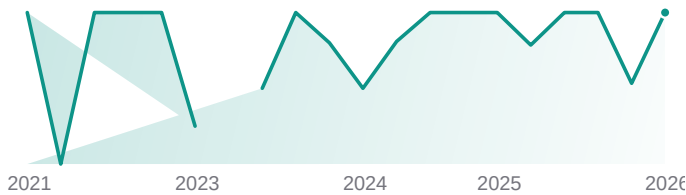
Buyer mix

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



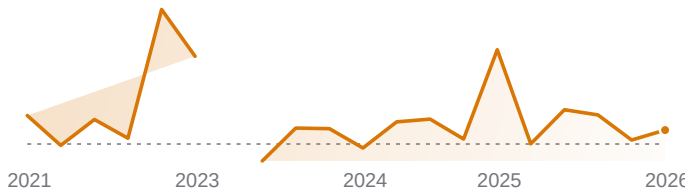
Sellers who sold at a gain

100%

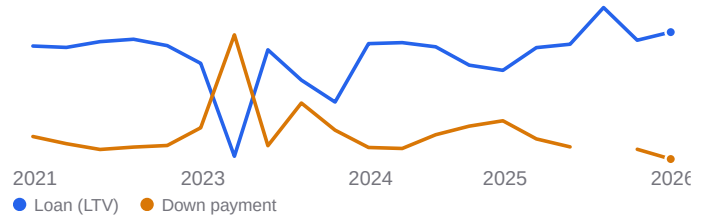


Median annualized return at resale

+6.0%

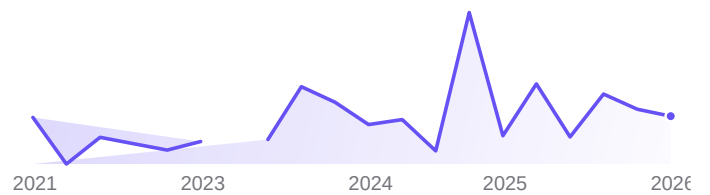


Financing (share of purchase price) Loan (LTV) 99% · Down payment 0.5%



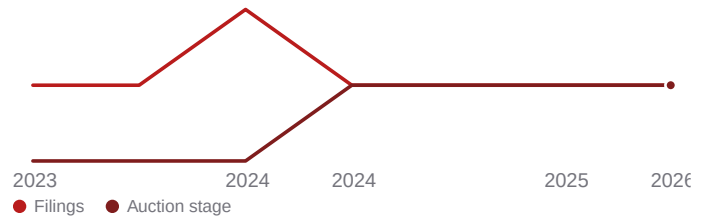
Typical hold before selling

4.5 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,106
Median value (AVM)	\$94K
Median size	16,905 ft²
Single family	100%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	66%
Underwater (LTV 125% or more)	3.3%
Owner occupied	95%
Company owned	11%
Median loan-to-value	21%
Typical ownership tenure	7.8 yrs

COMMUNITY

Population	4,011
Density	29 / mi²
Median household income	\$59K
Average household income	\$74K
Crime index (US avg 100)	123
Air pollution index (US avg 100)	83
Earthquake index (US avg 100)	205
Homes occupied	87%
Bachelor's or higher	10%
Poverty rate	18.1%
Unemployment	1.2%
Average temp	56°F
Annual precip	45 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.