

Ashley 62808

ZIP code · IL · Illinois · Washington County · Ashley

SELLER'S MARKET

\$76K

MEDIAN SALE PRICE

+300.0%

1-YR CHANGE

13

SALES (12 MO)

\$95K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 67 / 100

Buyer's market

Balanced

Seller's market

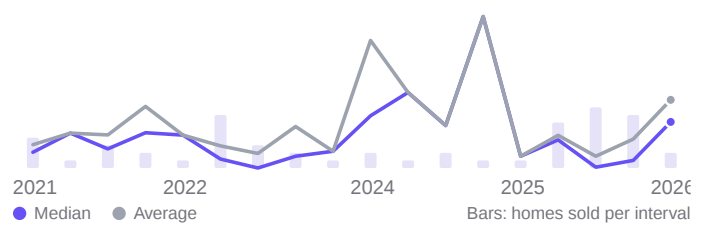
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

67 / 100

Sale prices

Median \$110K · Average \$155K

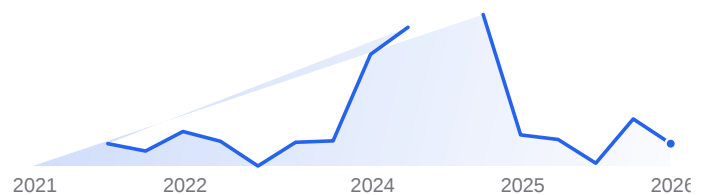
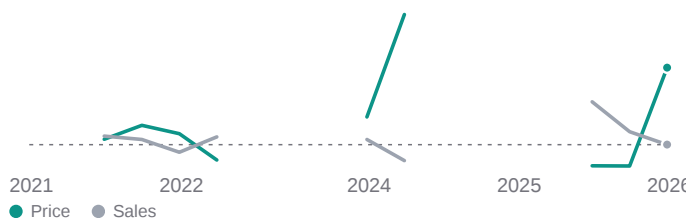


Growth (year over year)

Price +300.0% · Sales +0.0%

Price per square foot

\$47/ft²

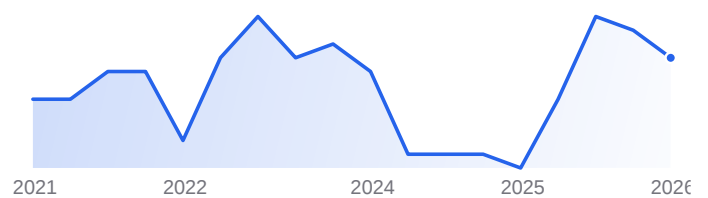
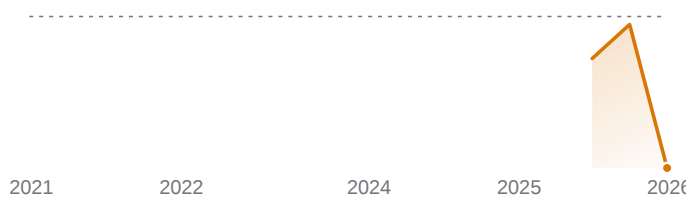


Sale premium vs estimated value

-26.7%

Annual turnover (share of homes sold)

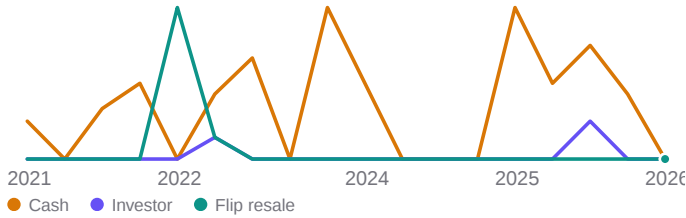
2.2%



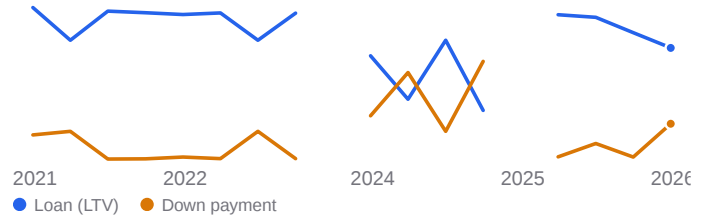
BUYERS & OUTCOMES

Buyer mix

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

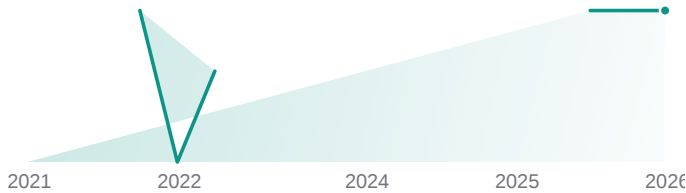


Financing (share of purchase price) Loan (LTV) 75% · Down payment 25%



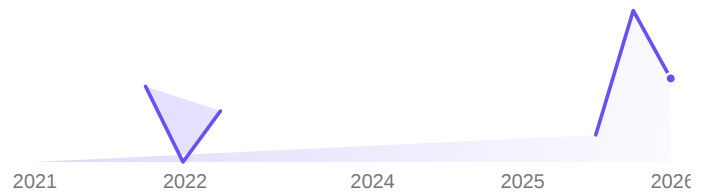
Sellers who sold at a gain

100%



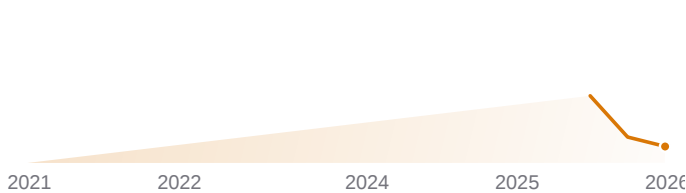
Typical hold before selling

4.9 yrs



Median annualized return at resale

+3.5%



HOUSING STOCK

Homes	591
Median value (AVM)	\$95K
Median size	1,248 ft²
Median bedrooms	3
Median year built	1968
Single family	89%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	70%
Underwater (LTV 125% or more)	5.1%
Owner occupied	71%
Company owned	15%
Median loan-to-value	0%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	1,528
Density	21 / mi²
Median household income	\$73K
Average household income	\$94K
Crime index (US avg 100)	113
Air pollution index (US avg 100)	82
Earthquake index (US avg 100)	188
Homes occupied	84%
Bachelor's or higher	15%
Poverty rate	9.6%
Unemployment	1.3%
Average temp	56°F
Annual precip	42 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.