

Bluford 62814

ZIP code · IL · Illinois > Jefferson County > Bluford

BUYER'S MARKET

\$176K

MEDIAN SALE PRICE

9

SALES (12 MO)

\$97K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 25 / 100



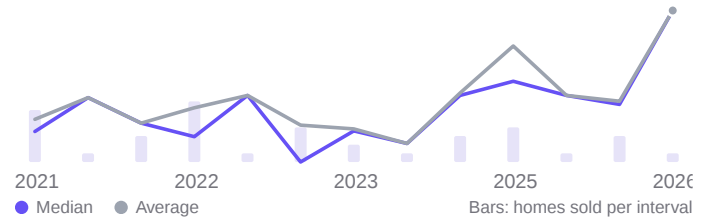
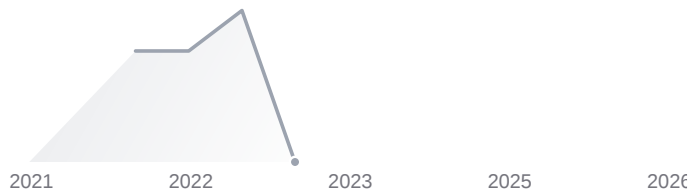
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

25 / 100

Sale prices

Median \$240K · Average \$240K

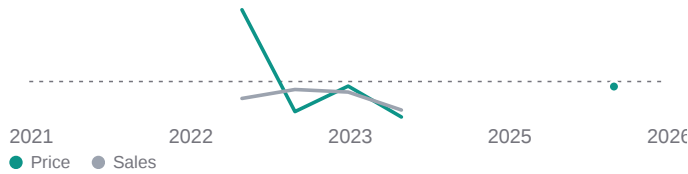


Growth (year over year)

Price -7.4% · Sales +166.7%

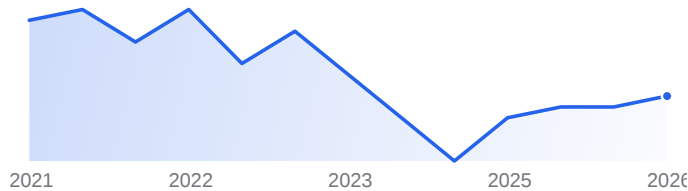
Sale premium vs estimated value

+33.3%



Annual turnover (share of homes sold)

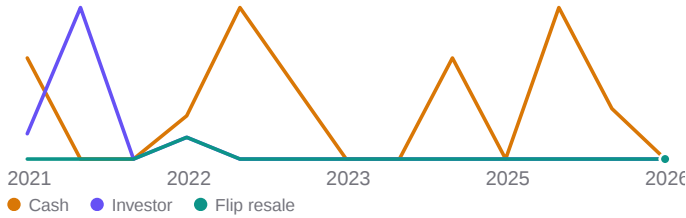
1.5%



BUYERS & OUTCOMES

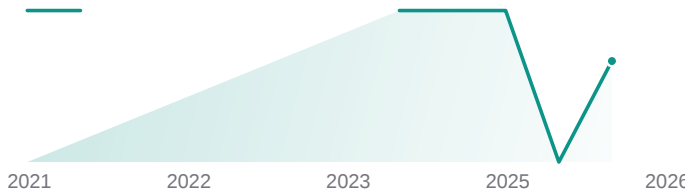
Buyer mix

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



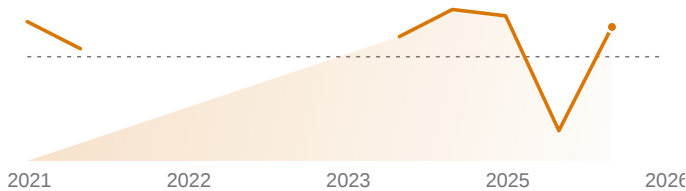
Sellers who sold at a gain

67%

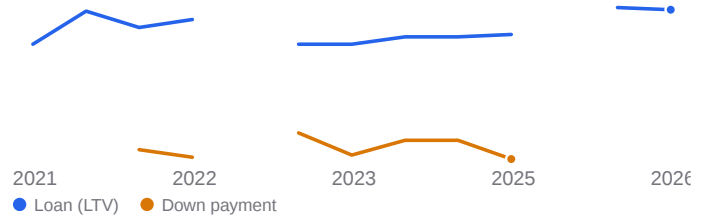


Median annualized return at resale

+3.6%

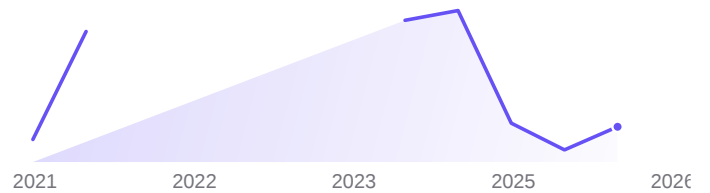


Financing (share of purchase price) Loan (LTV) 103% · Down payment 2.4%



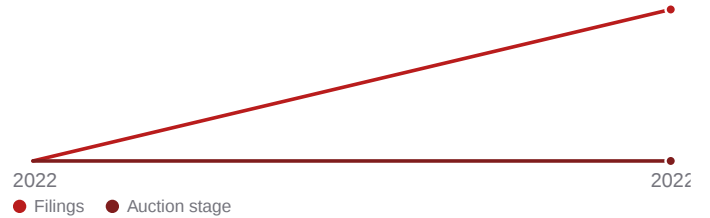
Typical hold before selling

5.5 yrs



Preforeclosure filings

Filings 2 · Auction stage 1



HOUSING STOCK

Homes	590
Median value (AVM)	\$97K
Median year built	1992
Single family	94%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	65%
Underwater (LTV 125% or more)	5.3%
Owner occupied	87%
Company owned	8.8%
Median loan-to-value	25%
Typical ownership tenure	20.9 yrs

COMMUNITY

Population	2,090
Density	27 / mi ²
Median household income	\$62K
Average household income	\$72K
Crime index (US avg 100)	82
Air pollution index (US avg 100)	78
Earthquake index (US avg 100)	208
Homes occupied	93%
Bachelor's or higher	8%
Poverty rate	8.9%
Unemployment	1.4%
Average temp	55°F
Annual precip	43 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.