

Dahlgren 62828

ZIP code · IL · Illinois · Hamilton County · Dahlgren

STRONG BUYER'S MARKET

\$92K

MEDIAN SALE PRICE

-54.5%

1-YR CHANGE

13

SALES (12 MO)

\$145K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 8 / 100



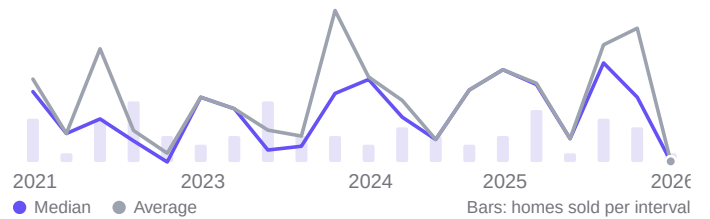
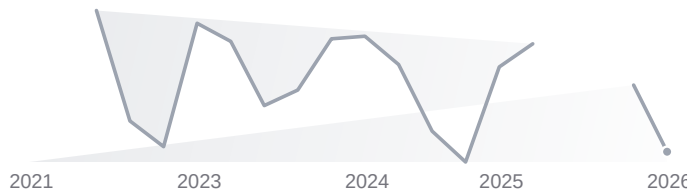
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

8 / 100

Sale prices

Median \$40K · Average \$40K

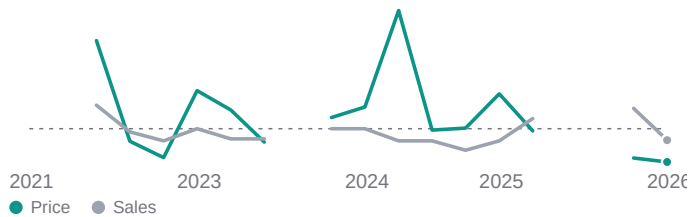


Growth (year over year)

Price -54.5% · Sales -18.8%

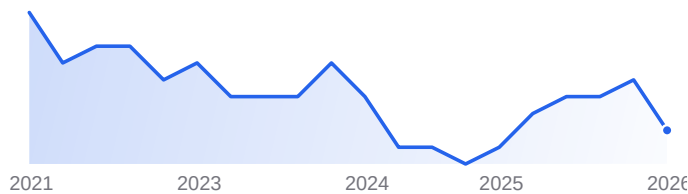
Sale premium vs estimated value

+91.4%



Annual turnover (share of homes sold)

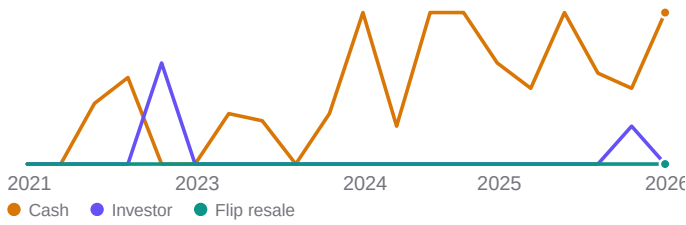
1.7%



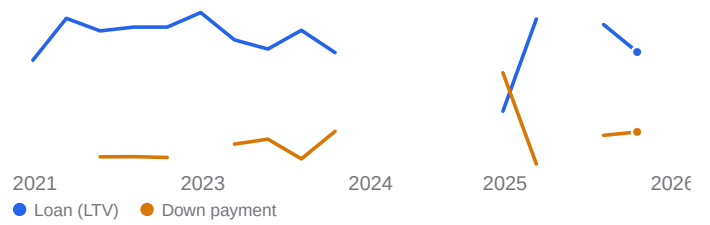
BUYERS & OUTCOMES

Buyer mix

Cash 100% · Investor 0% · Flip resale 0%

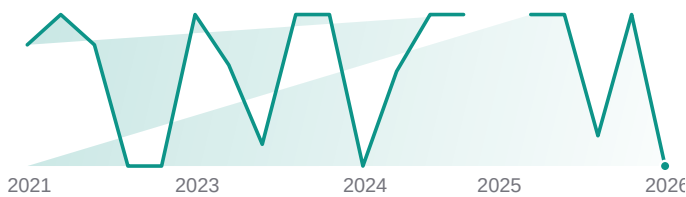


Financing (share of purchase price) Loan (LTV) 78% · Down payment 22%



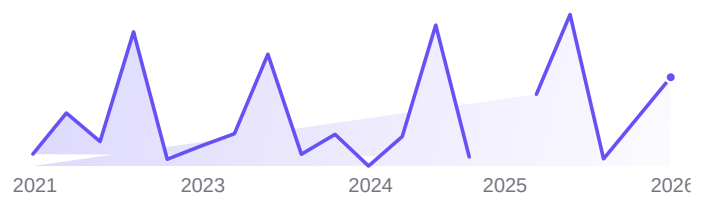
Sellers who sold at a gain

0%



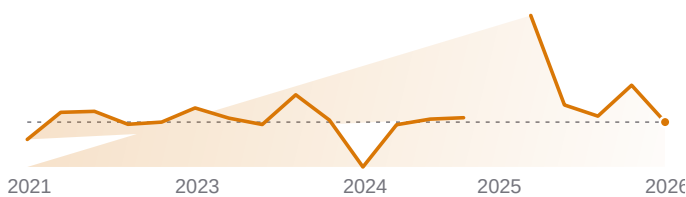
Typical hold before selling

11.8 yrs



Median annualized return at resale

+0.0%



HOUSING STOCK

Homes	780
Median value (AVM)	\$145K
Median size	17,710 ft²
Single family	40%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	69%
Underwater (LTV 125% or more)	4.0%
Owner occupied	61%
Company owned	15%
Median loan-to-value	15%
Typical ownership tenure	29.8 yrs

COMMUNITY

Population	1,305
Density	15 / mi²
Median household income	\$74K
Average household income	\$82K
Crime index (US avg 100)	109
Air pollution index (US avg 100)	83
Earthquake index (US avg 100)	226
Homes occupied	91%
Bachelor's or higher	11%
Poverty rate	8.8%
Unemployment	1.7%
Average temp	56°F
Annual precip	44 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.