

Mc Leansboro 62859

ZIP code · IL · Illinois · Hamilton County

BUYER'S MARKET

\$63K

MEDIAN SALE PRICE

-16.2%

1-YR CHANGE

74

SALES (12 MO)

\$106K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 32 / 100



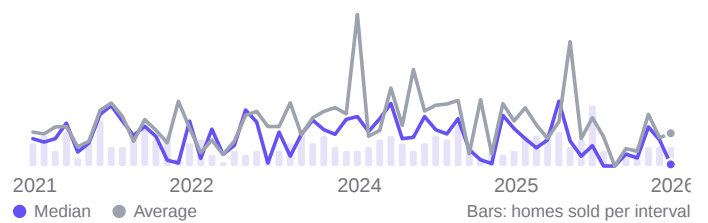
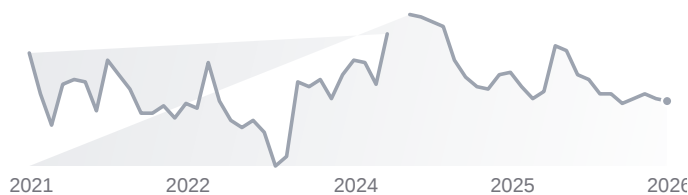
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

32 / 100

Sale prices

Median \$17K · Average \$87K

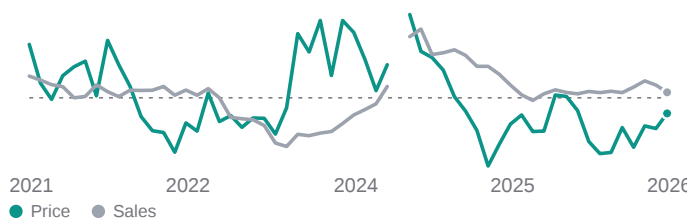


Growth (year over year)

Price -16.2% · Sales +5.7%

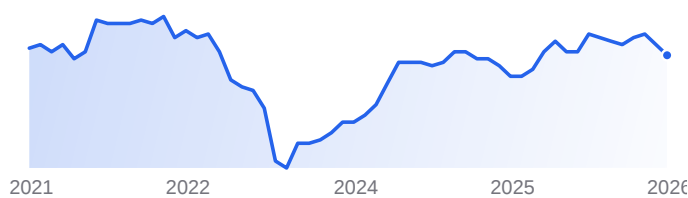
Sale premium vs estimated value

-66.7%



Annual turnover (share of homes sold)

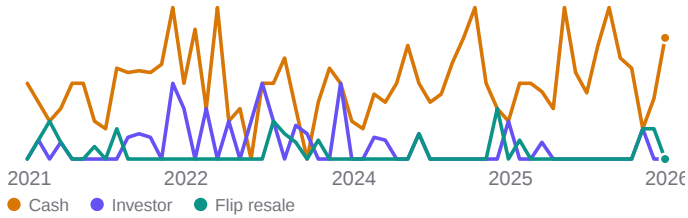
2.8%



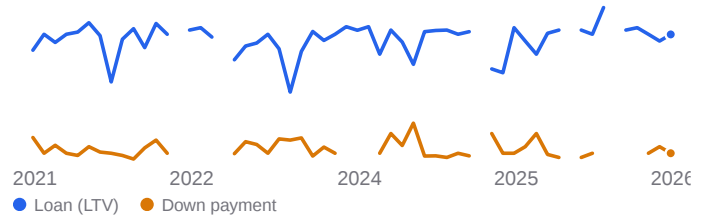
BUYERS & OUTCOMES

Buyer mix

Cash 80% · Investor 0% · Flip resale 0%



Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.1%



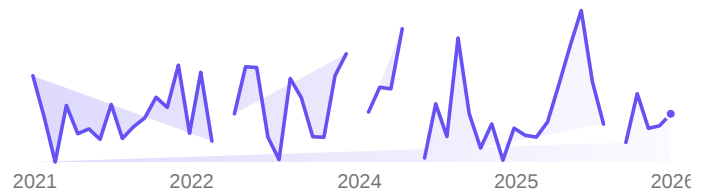
Sellers who sold at a gain

0%



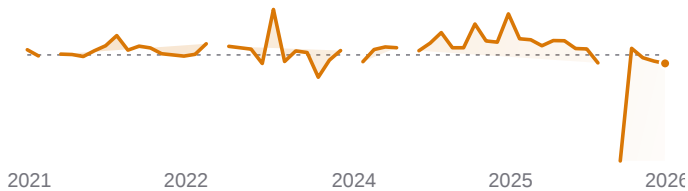
Typical hold before selling

5.5 yrs



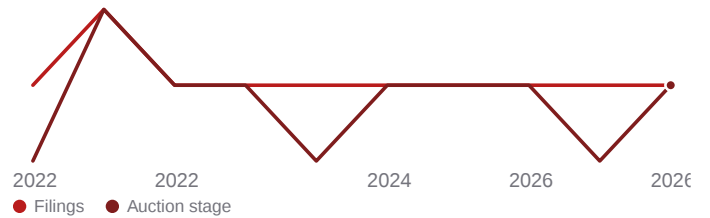
Median annualized return at resale

-5.3%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,685
Median value (AVM)	\$106K
Median size	18,000 ft²
Single family	55%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	67%
Underwater (LTV 125% or more)	3.2%
Owner occupied	68%
Company owned	12%
Median loan-to-value	10%
Typical ownership tenure	22.5 yrs

COMMUNITY

Population	4,253
Density	36 / mi²
Median household income	\$58K
Average household income	\$67K
Crime index (US avg 100)	136
Air pollution index (US avg 100)	83
Earthquake index (US avg 100)	231
Homes occupied	89%
Bachelor's or higher	9%
Poverty rate	15.9%
Unemployment	1.5%
Average temp	56°F
Annual precip	44 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.