

Sandoval 62882

ZIP code · IL · Illinois · Marion County · Sandoval

STRONG BUYER'S MARKET

\$31K

MEDIAN SALE PRICE

-57.3%

1-YR CHANGE

16

SALES (12 MO)

\$82K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 9 / 100



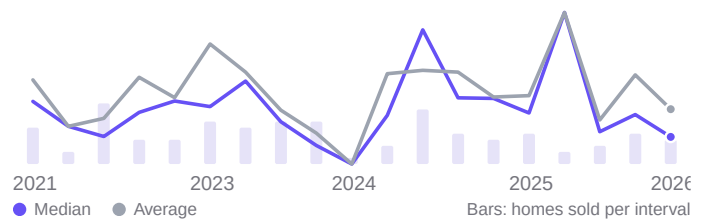
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

9 / 100

Sale prices

Median \$39K · Average \$63K

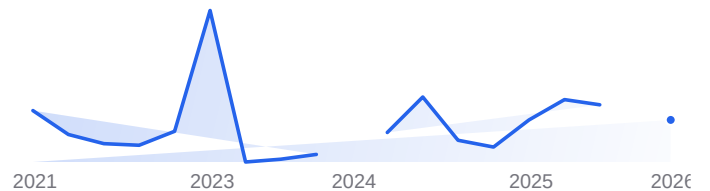
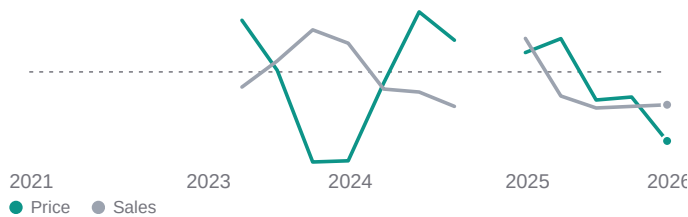


Growth (year over year)

Price -57.3% · Sales -27.3%

Price per square foot

\$54/ft²

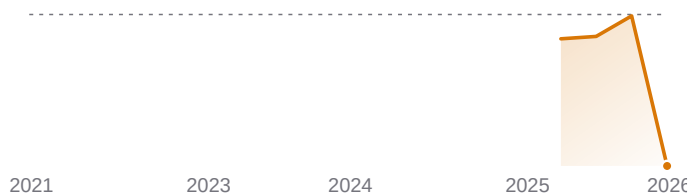


Sale premium vs estimated value

-36.5%

Annual turnover (share of homes sold)

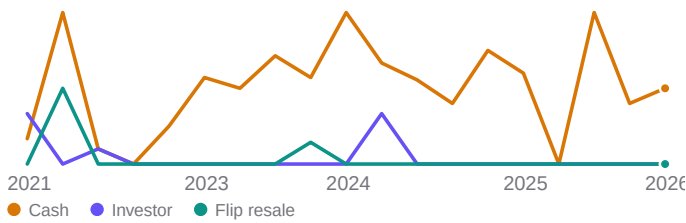
1.8%



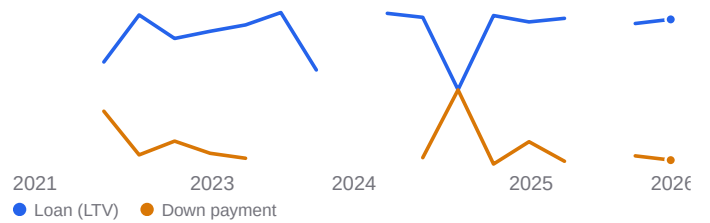
BUYERS & OUTCOMES

Buyer mix

Cash 50% · Investor 0% · Flip resale 0%

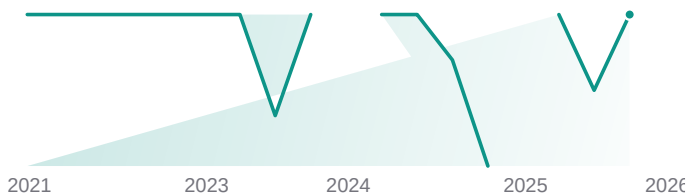


Financing (share of purchase price) Loan (LTV) 97% · Down payment 2.6%



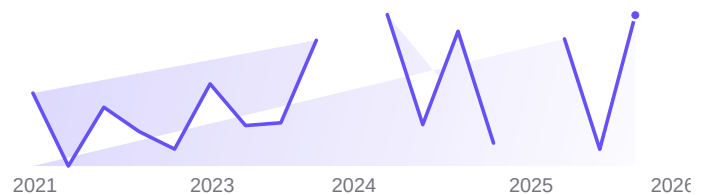
Sellers who sold at a gain

100%



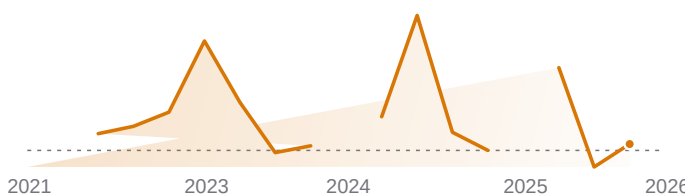
Typical hold before selling

14.4 yrs



Median annualized return at resale

+2.5%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	877
Median value (AVM)	\$82K
Median size	1,280 ft²
Median bedrooms	3
Median year built	1956
Single family	81%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	70%
Underwater (LTV 125% or more)	4.3%
Owner occupied	76%
Company owned	7.2%
Median loan-to-value	0%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	2,307
Density	64 / mi²
Median household income	\$52K
Average household income	\$64K
Crime index (US avg 100)	135
Air pollution index (US avg 100)	85
Earthquake index (US avg 100)	170
Homes occupied	90%
Bachelor's or higher	7%
Poverty rate	20.1%
Unemployment	1.5%
Average temp	55°F
Annual precip	42 in
Sunshine	59%

Market metrics are derived from recorded arms-length deeds through April 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.