

Alto Pass 62905

ZIP code · IL · Illinois > Union County > Alto Pass

STRONG SELLER'S MARKET

\$465K

MEDIAN SALE PRICE

+231.9%

1-YR CHANGE

12

SALES (12 MO)

\$121K

MEDIAN VALUE (AVM)

Market temperature

Strong seller's market · 87 / 100

Buyer's market

Balanced

Seller's market

MARKET TRENDS (5 YEARS)

Market temperature (0–100)

87 / 100

Sale prices

Median \$54K · Average \$64K

2021 2023 2024 2025 2026

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Growth (year over year)

Price +231.9% · Sales +71.4%

Sale premium vs estimated value

-62.3%

2021 2023 2024 2025 2026

2021 2023 2024 2025 2026

Annual turnover (share of homes sold)

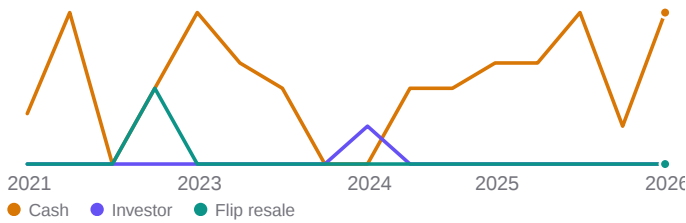
3.5%

2021 2023 2024 2025 2026

BUYERS & OUTCOMES

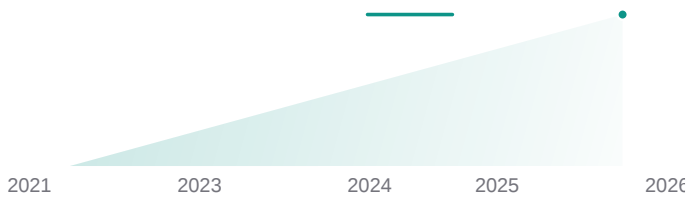
Buyer mix

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



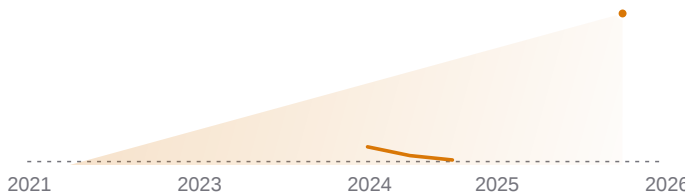
Sellers who sold at a gain

100%

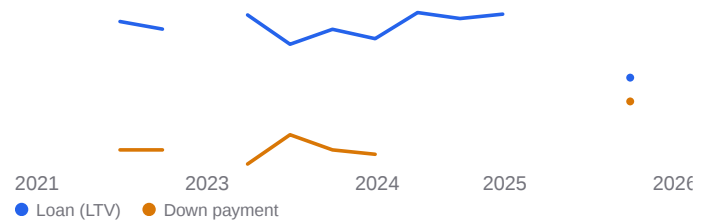


Median annualized return at resale

+254.6%

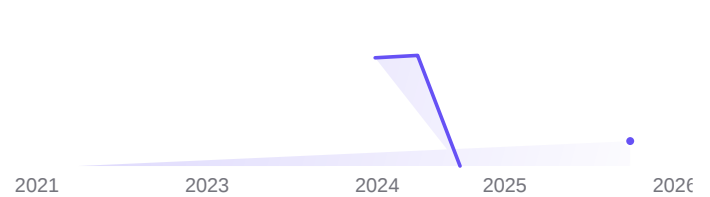


Financing (share of purchase price) Loan (LTV) 58% · Down payment 42%



Typical hold before selling

1.8 yrs



HOUSING STOCK

Homes	346
Median value (AVM)	\$121K
Median size	1,176 ft²
Median bedrooms	3
Median year built	1976
Single family	61%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	69%
Underwater (LTV 125% or more)	4.5%
Owner occupied	78%
Company owned	12%
Median loan-to-value	0%
Typical ownership tenure	11.9 yrs

COMMUNITY

Population	767
Density	19 / mi²
Median household income	\$71K
Average household income	\$86K
Crime index (US avg 100)	100
Air pollution index (US avg 100)	78
Earthquake index (US avg 100)	407
Homes occupied	89%
Bachelor's or higher	16%
Poverty rate	12.7%
Unemployment	1.1%
Average temp	57°F
Annual precip	47 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.