

Brookport 62910

ZIP code · IL · Illinois › Massac County › Brookport

BUYER'S MARKET

\$40K

MEDIAN SALE PRICE

-40.6%

1-YR CHANGE

28

SALES (12 MO)

\$88K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 33 / 100



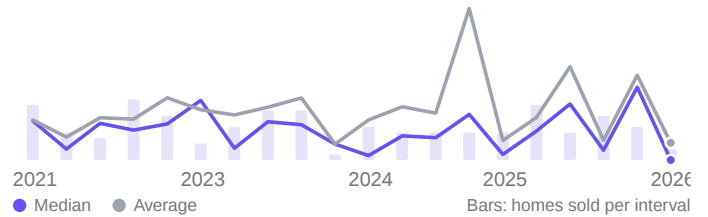
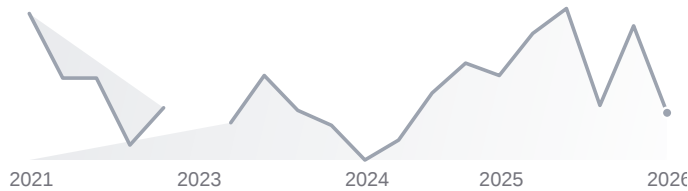
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

33 / 100

Sale prices

Median \$20K · Average \$46K

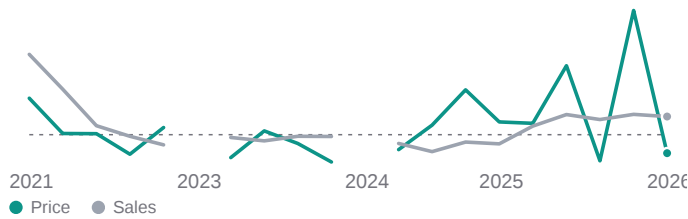


Growth (year over year)

Price -40.6% · Sales +40.0%

Price per square foot

\$17/ft²



Sale premium vs estimated value

-85.7%

Annual turnover (share of homes sold)

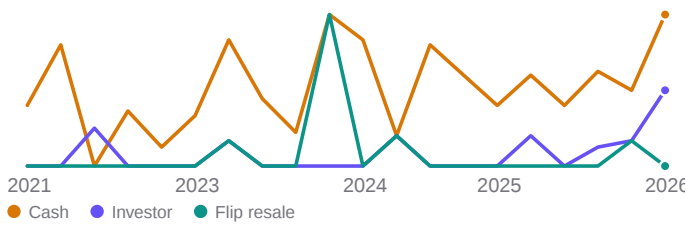
2.5%



BUYERS & OUTCOMES

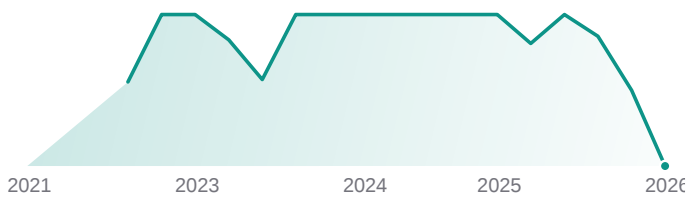
Buyer mix

Cash 100% · Investor 50% · Flip resale 0%



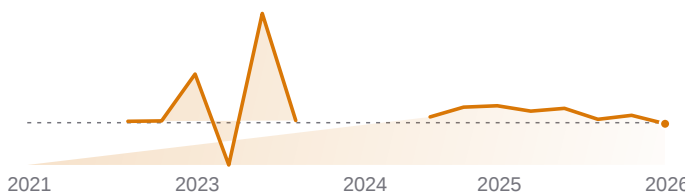
Sellers who sold at a gain

0%



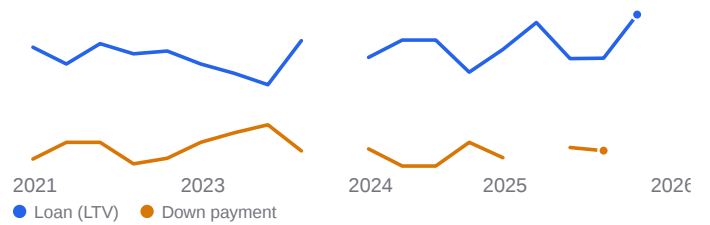
Median annualized return at resale

-1.1%



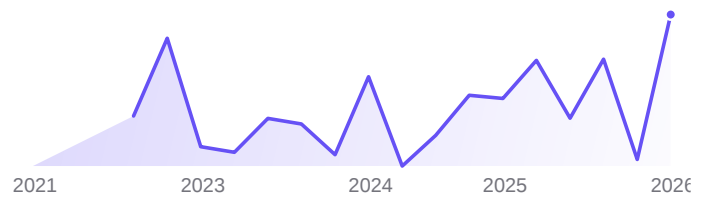
Financing (share of purchase price)

Loan (LTV) 118% · Down payment 14%



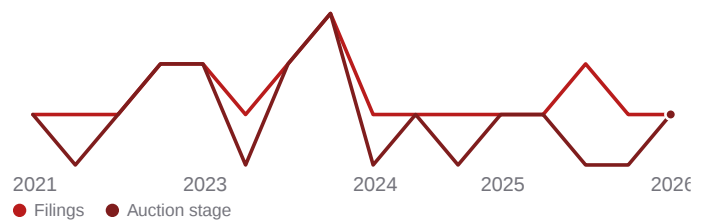
Typical hold before selling

9.6 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,122
Median value (AVM)	\$88K
Median size	1,248 ft²
Median bedrooms	3
Median year built	1978
Single family	87%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	66%
Underwater (LTV 125% or more)	6.2%
Owner occupied	64%
Company owned	6.5%
Median loan-to-value	0%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	2,489
Density	25 / mi²
Median household income	\$55K
Average household income	\$65K
Crime index (US avg 100)	126
Air pollution index (US avg 100)	83
Earthquake index (US avg 100)	373
Homes occupied	82%
Bachelor's or higher	10%
Poverty rate	15.5%
Unemployment	1.1%
Average temp	58°F
Annual precip	48 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.