

# Campbell Hill 62916

ZIP code · IL · Illinois > Jackson County > Campbell Hill

BUYER'S MARKET

**\$65K**

MEDIAN SALE PRICE

**-56.7%**

1-YR CHANGE

**1**

SALES (12 MO)

**\$123K**

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 33 / 100



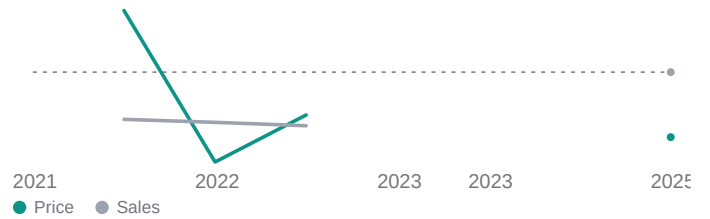
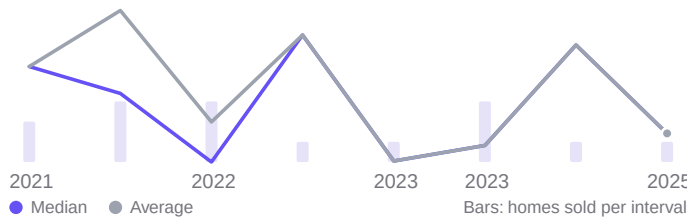
## MARKET TRENDS (5 YEARS)

Sale prices

Median \$65K · Average \$65K

Growth (year over year)

Price -56.7% · Sales +0.0%

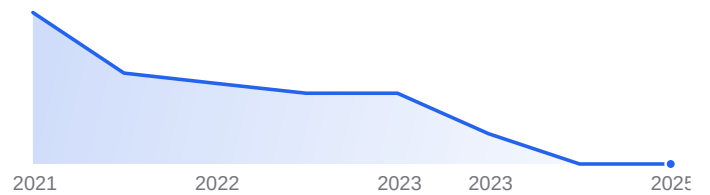
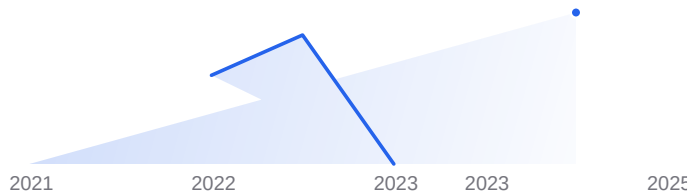


Price per square foot

\$119/ft²

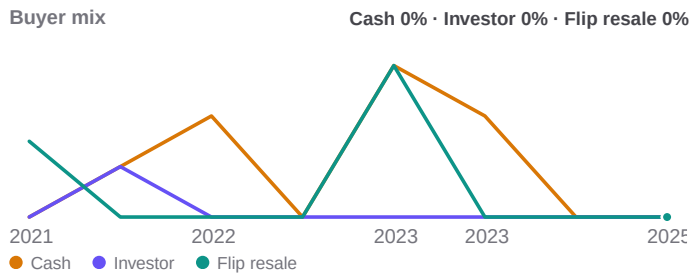
Annual turnover (share of homes sold)

0.3%

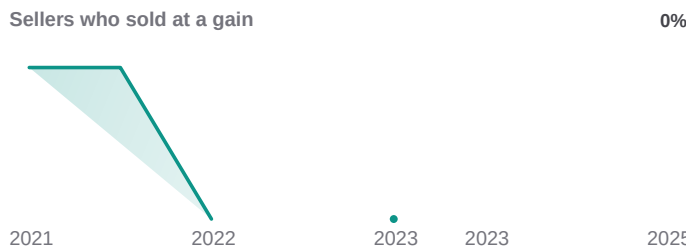


## BUYERS & OUTCOMES

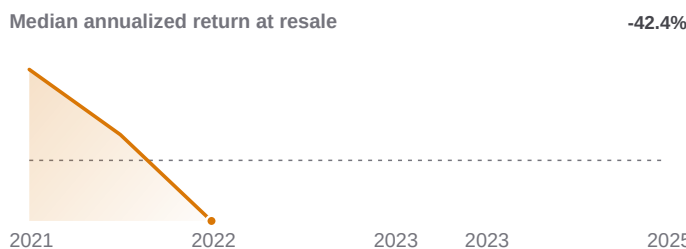
### Buyer mix



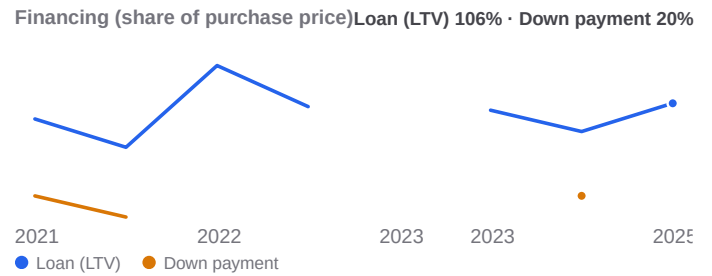
### Sellers who sold at a gain



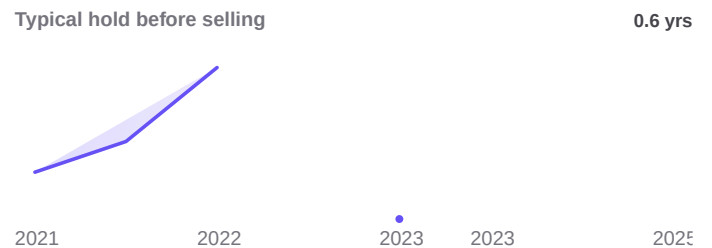
### Median annualized return at resale



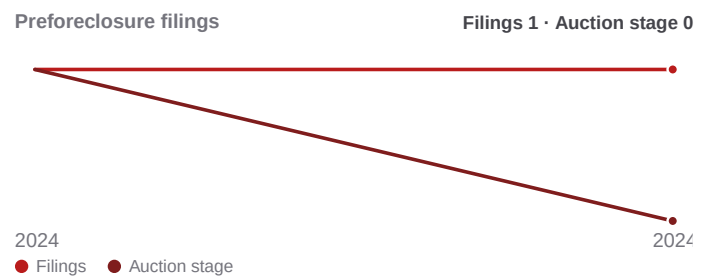
### Financing (share of purchase price) Loan (LTV) 106% · Down payment 20%



### Typical hold before selling



### Preforeclosure filings



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 365       |
| Median value (AVM) | \$123K    |
| Median size        | 1,210 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1969      |
| Single family      | 68%       |

## EQUITY & OWNERSHIP

|                               |          |
|-------------------------------|----------|
| Equity rich (LTV 50% or less) | 60%      |
| Underwater (LTV 125% or more) | 6.6%     |
| Owner occupied                | 83%      |
| Company owned                 | 15%      |
| Median loan-to-value          | 18%      |
| Typical ownership tenure      | 12.0 yrs |

## COMMUNITY

|                                  |                      |
|----------------------------------|----------------------|
| Population                       | 951                  |
| Density                          | 23 / mi <sup>2</sup> |
| Median household income          | \$66K                |
| Average household income         | \$89K                |
| Crime index (US avg 100)         | 85                   |
| Air pollution index (US avg 100) | 87                   |
| Earthquake index (US avg 100)    | 218                  |
| Homes occupied                   | 89%                  |
| Bachelor's or higher             | 14%                  |
| Poverty rate                     | 13.4%                |
| Unemployment                     | 1.6%                 |
| Average temp                     | 56°F                 |
| Annual precip                    | 43 in                |
| Sunshine                         | 59%                  |

Market metrics are derived from recorded arms-length deeds through October 2025, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.