

Creal Springs 62922

ZIP code · IL · Illinois · Williamson County · Creal Springs

BUYER'S MARKET

\$151K

MEDIAN SALE PRICE

-7.2%

1-YR CHANGE

27

SALES (12 MO)

\$164K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 32 / 100



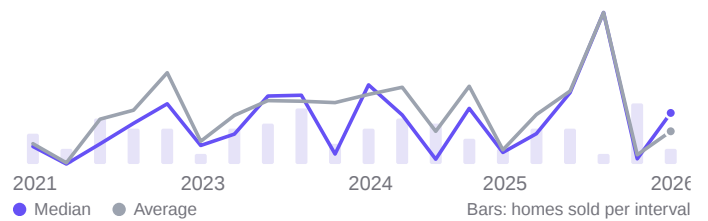
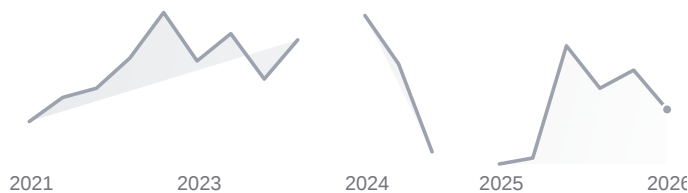
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

32 / 100

Sale prices

Median \$247K · Average \$192K

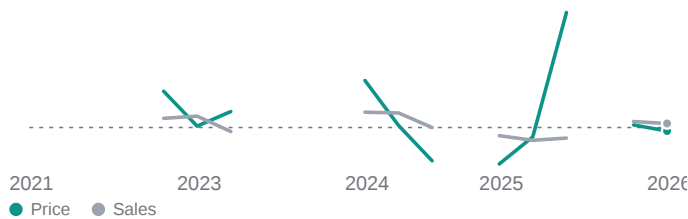


Growth (year over year)

Price -7.2% · Sales +8.0%

Price per square foot

\$106/ft²

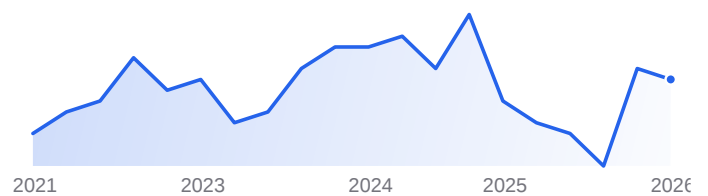


Sale premium vs estimated value

-9.7%

Annual turnover (share of homes sold)

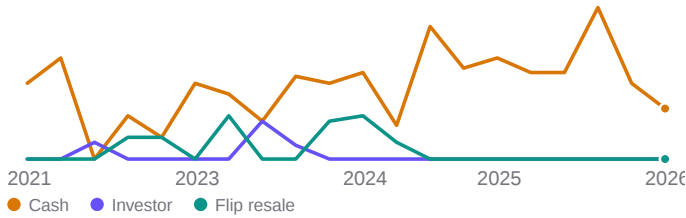
1.6%



BUYERS & OUTCOMES

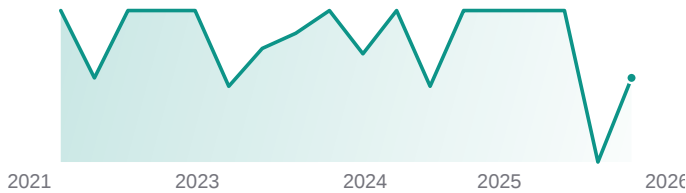
Buyer mix

Cash 33% · Investor 0% · Flip resale 0%



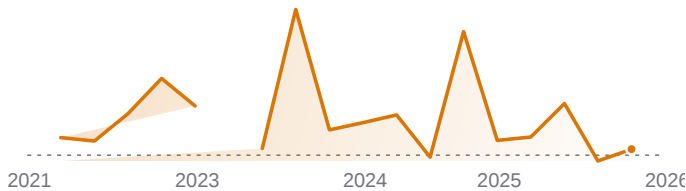
Sellers who sold at a gain

56%

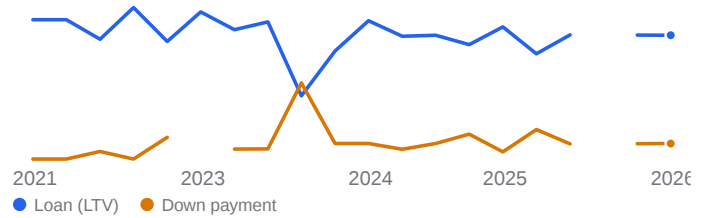


Median annualized return at resale

+3.2%

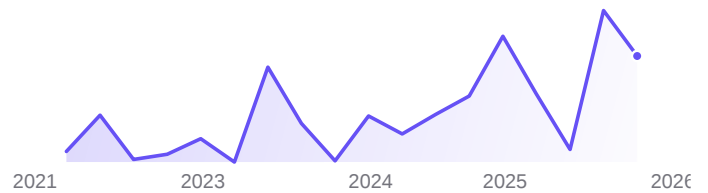


Financing (share of purchase price) Loan (LTV) 85% · Down payment 15%



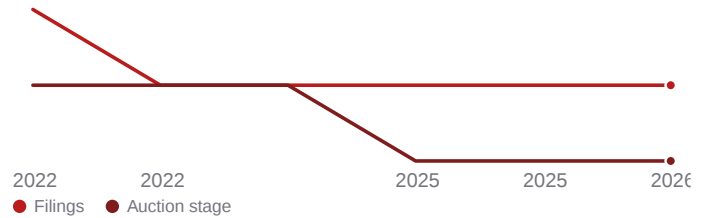
Typical hold before selling

6.2 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	1,737
Median value (AVM)	\$164K
Median size	1,296 ft²
Median bedrooms	2
Median year built	1984
Single family	95%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	75%
Underwater (LTV 125% or more)	2.2%
Owner occupied	70%
Company owned	15%
Median loan-to-value	0%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	2,874
Density	43 / mi²
Median household income	\$71K
Average household income	\$87K
Crime index (US avg 100)	129
Air pollution index (US avg 100)	81
Earthquake index (US avg 100)	312
Homes occupied	83%
Bachelor's or higher	11%
Poverty rate	8.8%
Unemployment	1.3%
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.