

Elkville 62932

ZIP code · IL · Illinois · Jackson County · Elkville

BUYER'S MARKET

\$30K

MEDIAN SALE PRICE

-16.4%

1-YR CHANGE

7

SALES (12 MO)

\$87K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 21 / 100



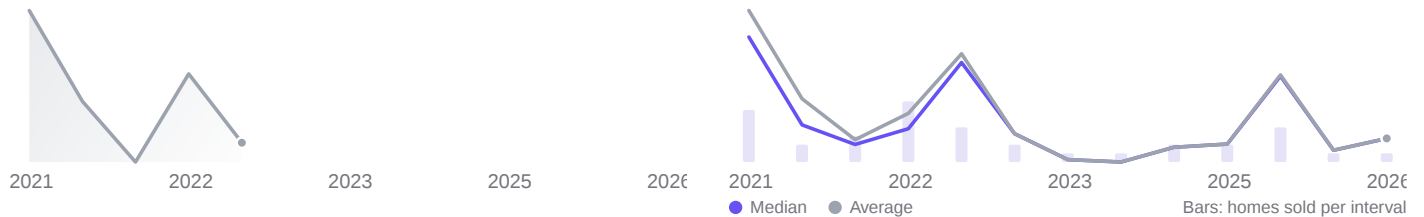
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

21 / 100

Sale prices

Median \$35K · Average \$35K



Growth (year over year)

Price -16.4% · Sales +75.0%

Price per square foot

\$33/ft²

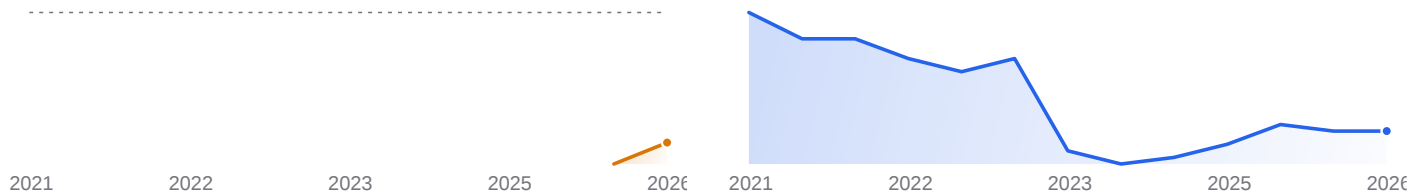


Sale premium vs estimated value

-2.7%

Annual turnover (share of homes sold)

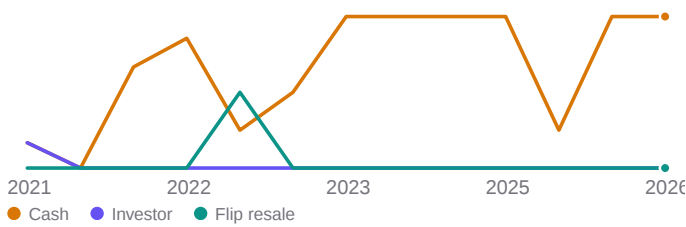
1.0%



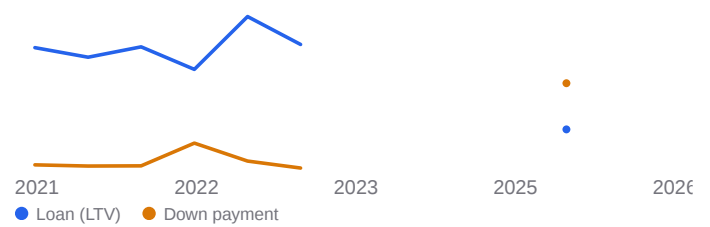
BUYERS & OUTCOMES

Buyer mix

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

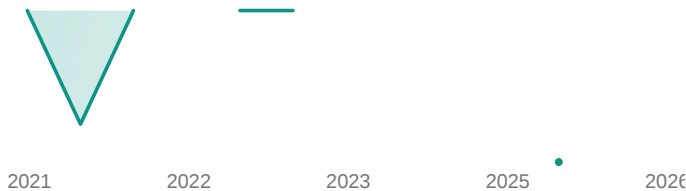


Financing (share of purchase price) Loan (LTV) 32% · Down payment 68%



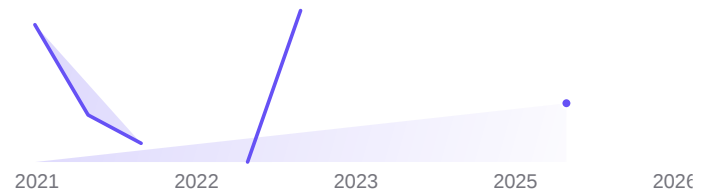
Sellers who sold at a gain

33%



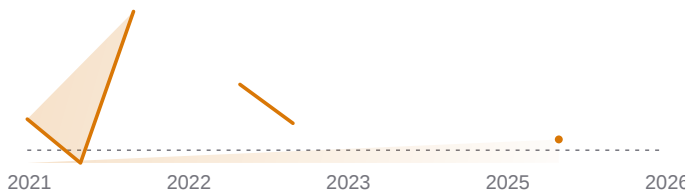
Typical hold before selling

3.1 yrs



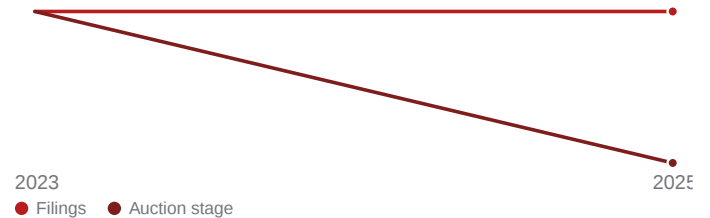
Median annualized return at resale

+1.2%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	676
Median value (AVM)	\$87K
Median size	1,157 ft²
Median bedrooms	2
Median year built	1954
Single family	84%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	73%
Underwater (LTV 125% or more)	3.0%
Owner occupied	77%
Company owned	9.7%
Median loan-to-value	0%
Typical ownership tenure	9.2 yrs

COMMUNITY

Population	1,880
Density	47 / mi²
Median household income	\$49K
Average household income	\$58K
Crime index (US avg 100)	155
Air pollution index (US avg 100)	82
Earthquake index (US avg 100)	245
Homes occupied	87%
Bachelor's or higher	8%
Poverty rate	12.6%
Unemployment	1.7%
Average temp	56°F
Annual precip	44 in
Sunshine	59%

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