

Makanda 62958

ZIP code · IL · Illinois > Union County > Makanda

BALANCED MARKET

\$1.1M

MEDIAN SALE PRICE

9

SALES (12 MO)

\$185K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 52 / 100

Buyer's market

Balanced

Seller's market

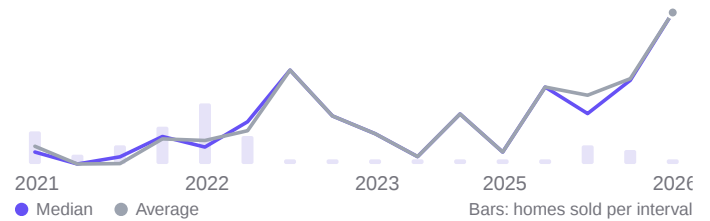
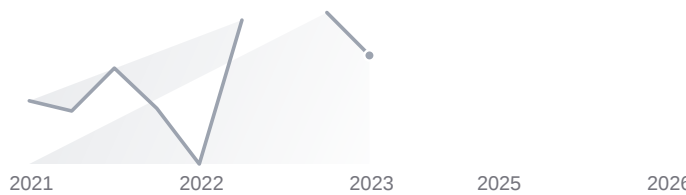
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

52 / 100

Sale prices

Median \$875K · Average \$875K

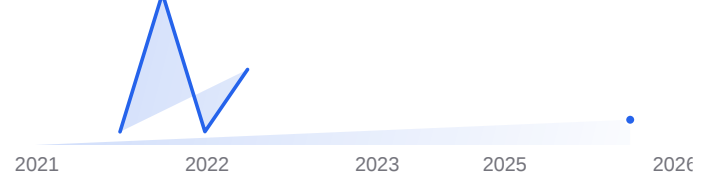
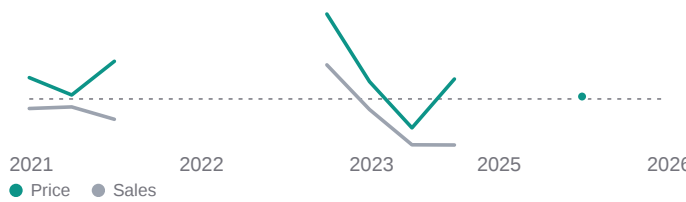


Growth (year over year)

Price +4.5% · Sales +200.0%

Price per square foot

\$128/ft²

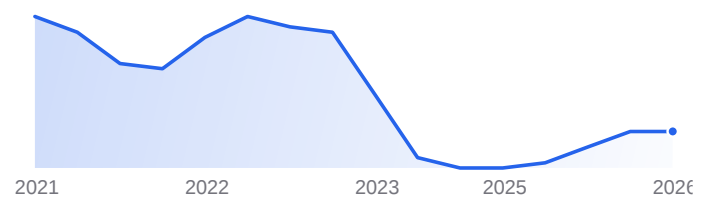


Sale premium vs estimated value

+61.4%

Annual turnover (share of homes sold)

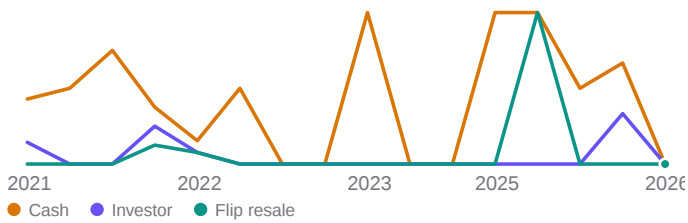
0.9%



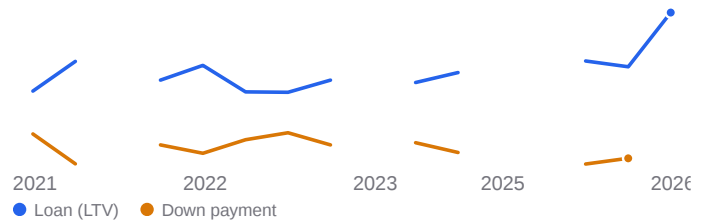
BUYERS & OUTCOMES

Buyer mix

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

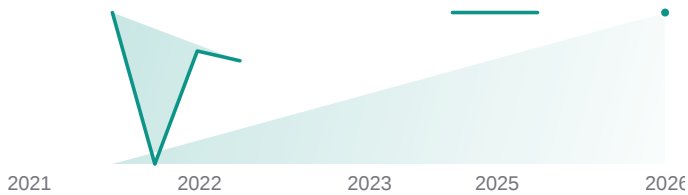


Financing (share of purchase price) Loan (LTV) 137% · Down payment 10%



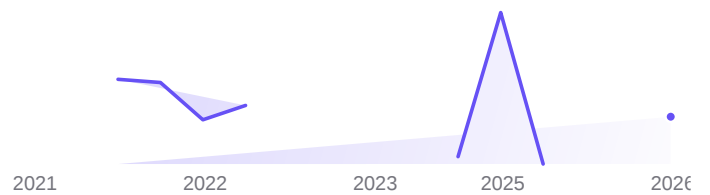
Sellers who sold at a gain

100%



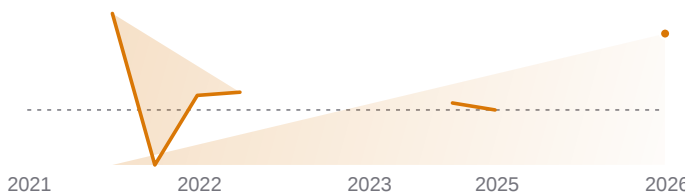
Typical hold before selling

3.7 yrs



Median annualized return at resale

+24.1%



HOUSING STOCK

Homes	953
Median value (AVM)	\$185K
Median size	1,232 ft²
Median bedrooms	3
Median year built	1978
Single family	81%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	58%
Underwater (LTV 125% or more)	4.3%
Owner occupied	80%
Company owned	14%
Median loan-to-value	35%
Typical ownership tenure	11.1 yrs

COMMUNITY

Population	2,160
Density	43 / mi²
Median household income	\$75K
Average household income	\$100K
Crime index (US avg 100)	80
Air pollution index (US avg 100)	83
Earthquake index (US avg 100)	336
Homes occupied	91%
Bachelor's or higher	23%
Poverty rate	11.8%
Unemployment	1.4%
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.