

Simpson 62985

ZIP code · IL · Illinois > Pope County > Simpson

\$50K

MEDIAN SALE PRICE

8

SALES (12 MO)

\$106K

MEDIAN VALUE (AVM)

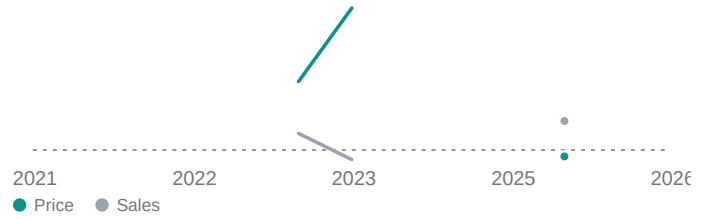
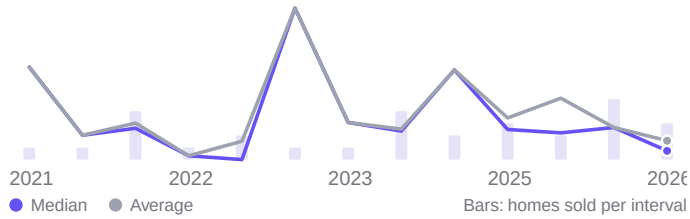
MARKET TRENDS (5 YEARS)

Sale prices

Median \$50K · Average \$92K

Growth (year over year)

Price -52.2% · Sales +233.3%

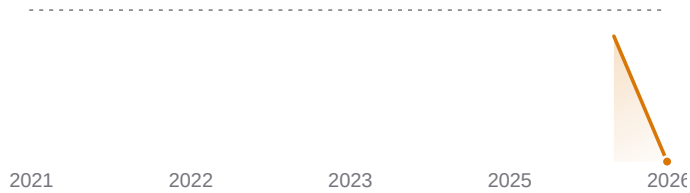


Sale premium vs estimated value

-33.5%

Annual turnover (share of homes sold)

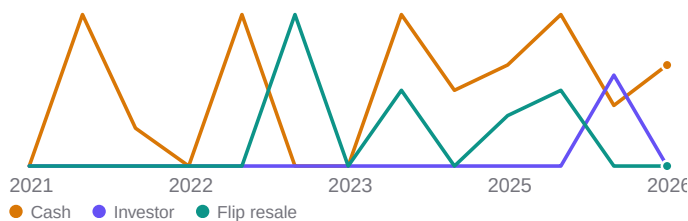
1.5%



BUYERS & OUTCOMES

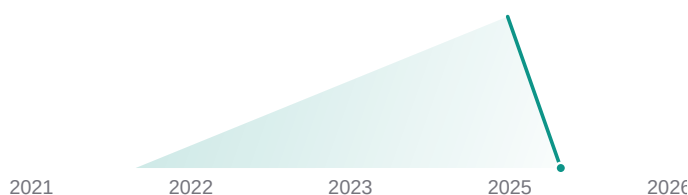
Buyer mix

Cash 67% · Investor 0% · Flip resale 0%



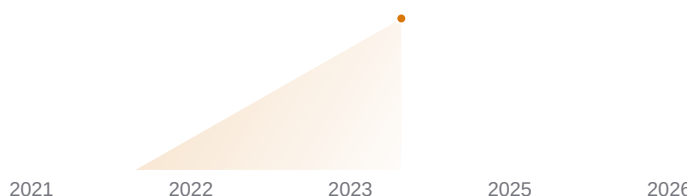
Sellers who sold at a gain

0%



Median annualized return at resale

+48.4%



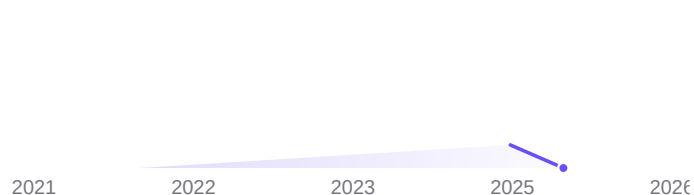
Financing (share of purchase price)

Loan (LTV) 116% · Down payment 8.2%



Typical hold before selling

0.2 yrs



HOUSING STOCK

Homes	543
Median value (AVM)	\$106K
Median year built	2011
Single family	78%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	71%
Underwater (LTV 125% or more)	4.1%
Owner occupied	75%
Company owned	14%
Median loan-to-value	0%
Typical ownership tenure	11.1 yrs

COMMUNITY

Population	920
Density	14 / mi ²
Median household income	\$82K
Average household income	\$91K
Crime index (US avg 100)	57
Air pollution index (US avg 100)	80
Earthquake index (US avg 100)	365
Homes occupied	82%
Bachelor's or higher	11%
Poverty rate	7.1%
Unemployment	1.4%
Average temp	57°F
Annual precip	48 in
Sunshine	59%

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