

Vergennes 62994

ZIP code · IL · Illinois > Jackson County > Vergennes

BUYER'S MARKET

\$20K

MEDIAN SALE PRICE

2

SALES (12 MO)

\$111K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 38 / 100



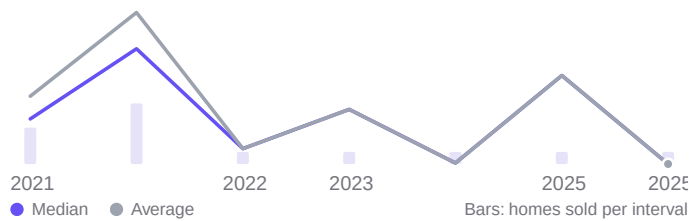
MARKET TRENDS (5 YEARS)

Sale prices

Median \$20K · Average \$20K

Growth (year over year)

Price +423.8% · Sales +0.0%

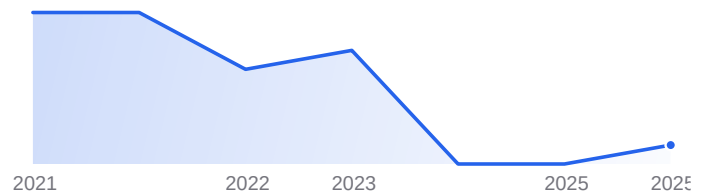
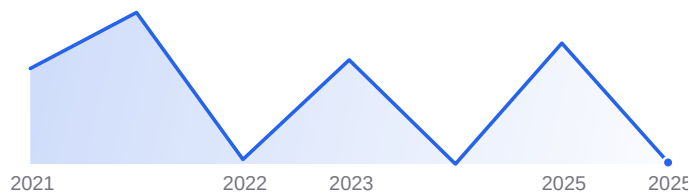


Price per square foot

\$19/ft²

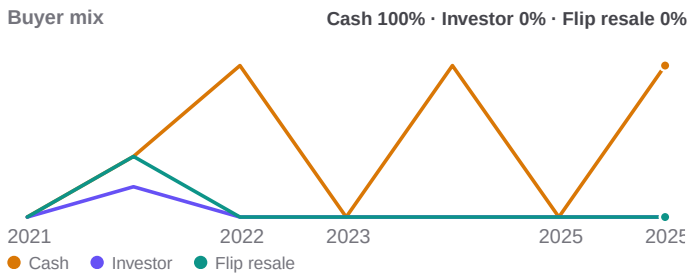
Annual turnover (share of homes sold)

0.6%

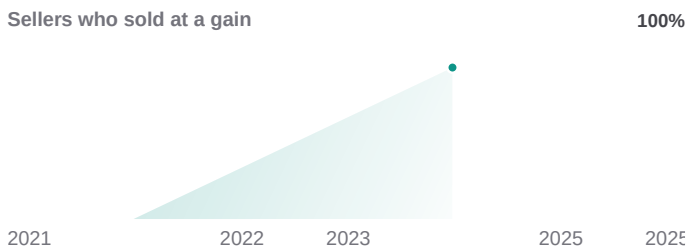


BUYERS & OUTCOMES

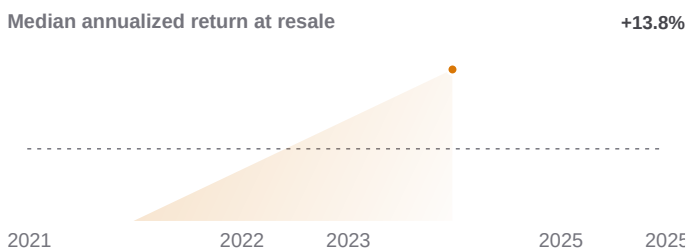
Buyer mix



Sellers who sold at a gain



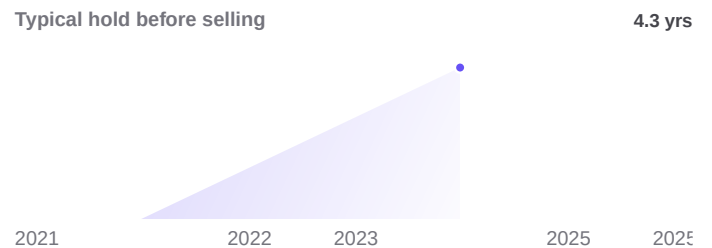
Median annualized return at resale



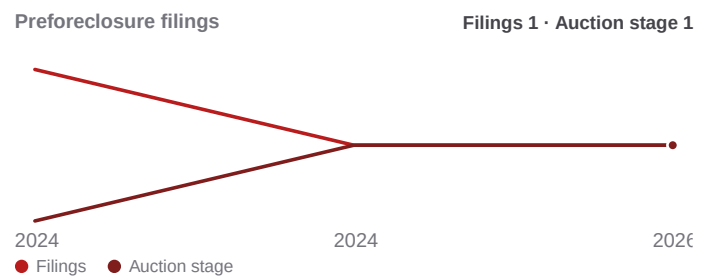
Financing (share of purchase price)



Typical hold before selling



Preforeclosure filings



HOUSING STOCK

Homes	336
Median value (AVM)	\$111K
Median size	1,232 ft²
Median bedrooms	2
Median year built	1965
Single family	70%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	70%
Underwater (LTV 125% or more)	4.6%
Owner occupied	78%
Company owned	16%
Median loan-to-value	0%
Typical ownership tenure	10.0 yrs

COMMUNITY

Population	810
Density	20 / mi²
Median household income	\$71K
Average household income	\$76K
Crime index (US avg 100)	54
Air pollution index (US avg 100)	84
Earthquake index (US avg 100)	238
Homes occupied	89%
Bachelor's or higher	9%
Poverty rate	12.5%
Unemployment	1.4%
Average temp	56°F
Annual precip	44 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.