

Chestnut

Community · IL · Illinois > Logan County

BALANCED MARKET

\$140K

MEDIAN SALE PRICE

+84.2%

1-YR CHANGE

8

SALES (12 MO)

\$128K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 50 / 100

Buyer's market

Balanced

Seller's market

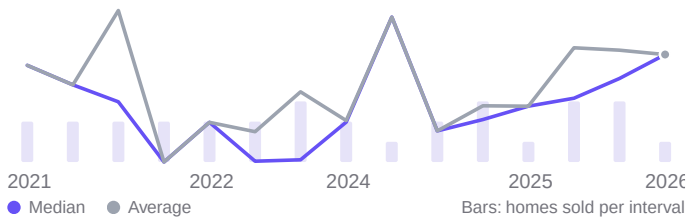
MARKET TRENDS (5 YEARS)

Sale prices

Median \$155K · Average \$155K

Growth (year over year)

Price +84.2% · Sales +33.3%



Price per square foot

\$121/ft²

Sale premium vs estimated value

-3.3%



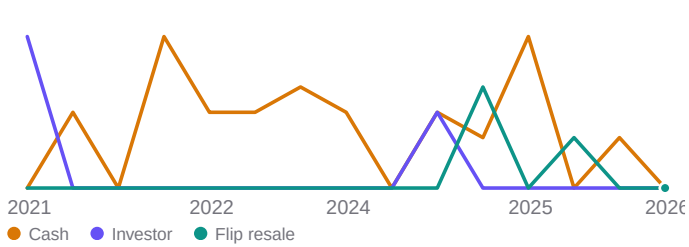
Annual turnover (share of homes sold)

4.3%

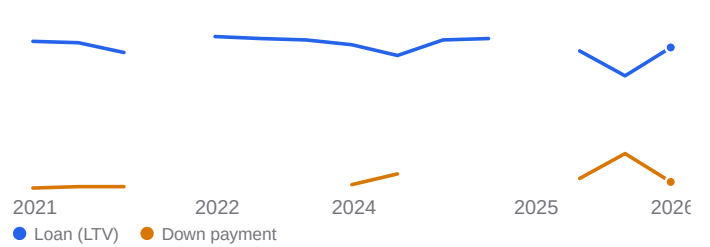


BUYERS & OUTCOMES

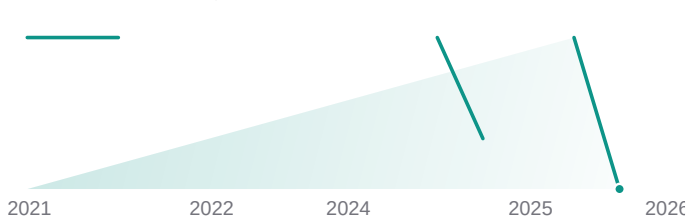
Buyer mix



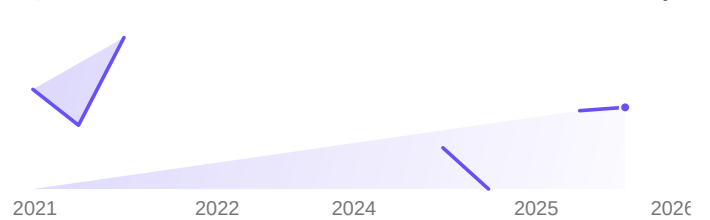
Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



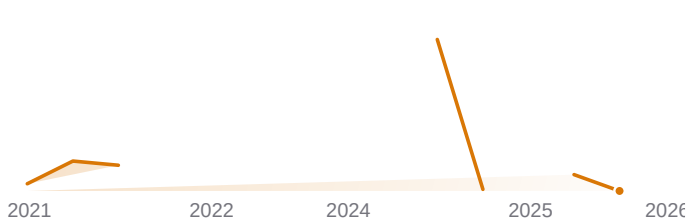
Sellers who sold at a gain



Typical hold before selling



Median annualized return at resale



HOUSING STOCK

Homes	186
Median value (AVM)	\$128K
Median size	1,224 ft²
Median year built	1930
Single family	76%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	63%
Underwater (LTV 125% or more)	0.7%
Owner occupied	88%
Company owned	5.4%
Median loan-to-value	33%
Typical ownership tenure	16.0 yrs

COMMUNITY

Population	221
Density	1,791 / mi ²
Median household income	\$49K
Average household income	\$61K
Crime index (US avg 100)	114
Air pollution index (US avg 100)	85
Earthquake index (US avg 100)	45
Homes occupied	93%
Bachelor's or higher	12%
Poverty rate	13.6%
Unemployment	1.1%
Average temp	53°F
Annual precip	38 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.