

Adair

Community · IL · Illinois > McDonough County

\$189K

MEDIAN SALE PRICE

10

SALES (12 MO)

\$98K

MEDIAN VALUE (AVM)

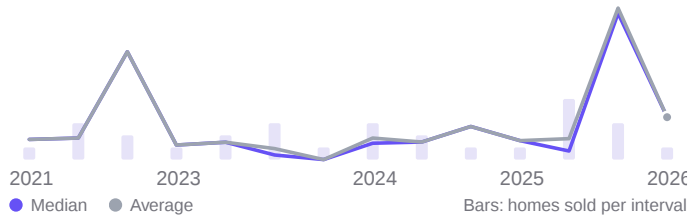
MARKET TRENDS (5 YEARS)

Sale prices

Median \$189K · Average \$189K

Growth (year over year)

Price +462.6% · Sales +28.6%

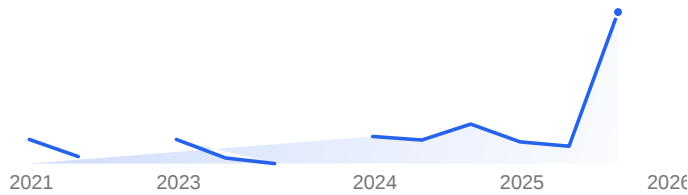


Price per square foot

\$452/ft²

Sale premium vs estimated value

+600.5%



Annual turnover (share of homes sold)

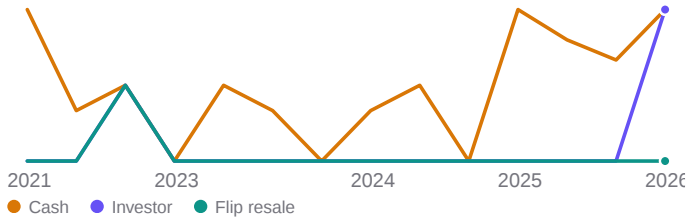
6.8%



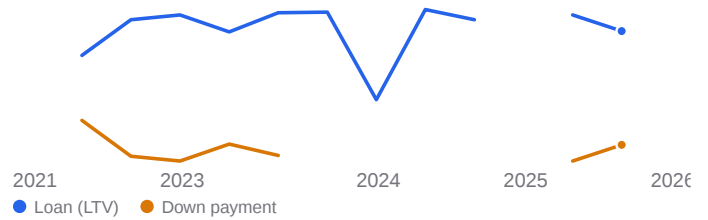
BUYERS & OUTCOMES

Buyer mix

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

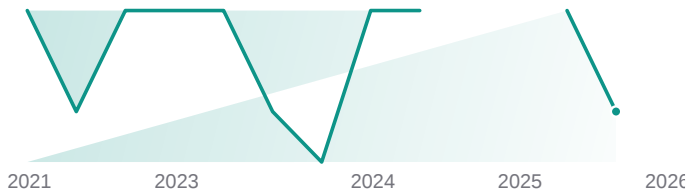


Financing (share of purchase price) Loan (LTV) 88% · Down payment 13%



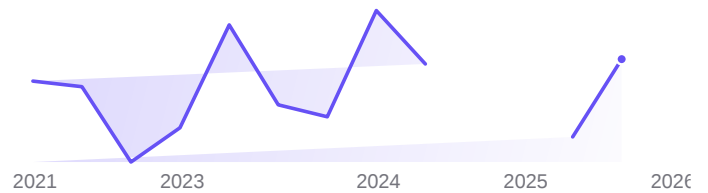
Sellers who sold at a gain

33%



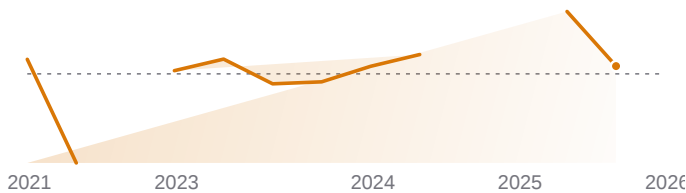
Typical hold before selling

12.3 yrs



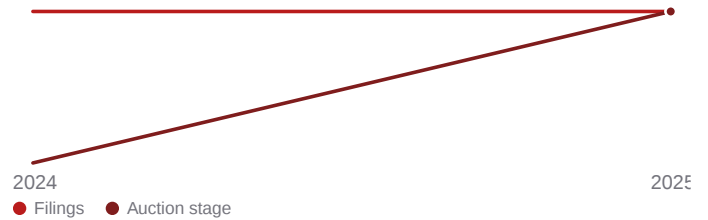
Median annualized return at resale

+2.3%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	148
Median value (AVM)	\$98K
Median size	1,116 ft²
Median bedrooms	3
Median year built	1925
Single family	95%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	54%
Underwater (LTV 125% or more)	5.9%
Owner occupied	73%
Company owned	2.0%
Median loan-to-value	44%
Typical ownership tenure	19.3 yrs

COMMUNITY

Population	212
Density	493 / mi²
Median household income	\$67K
Average household income	\$95K
Crime index (US avg 100)	69
Air pollution index (US avg 100)	70
Earthquake index (US avg 100)	32
Homes occupied	88%
Bachelor's or higher	10%
Poverty rate	10.4%
Unemployment	1.7%
Average temp	52°F
Annual precip	37 in
Sunshine	56%

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.