

Boody

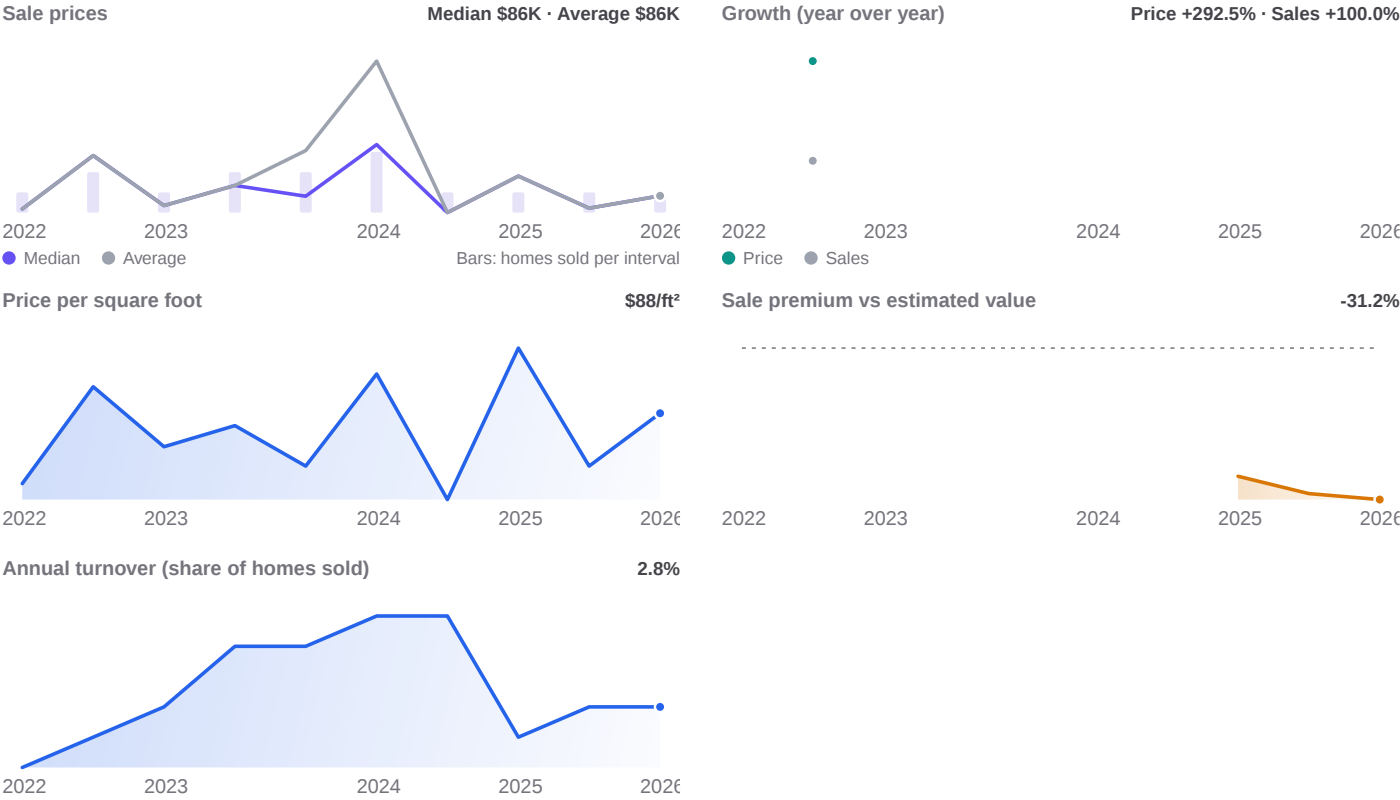
Community · IL · Illinois > Macon County

\$86K
MEDIAN SALE PRICE

3
SALES (12 MO)

\$141K
MEDIAN VALUE (AVM)

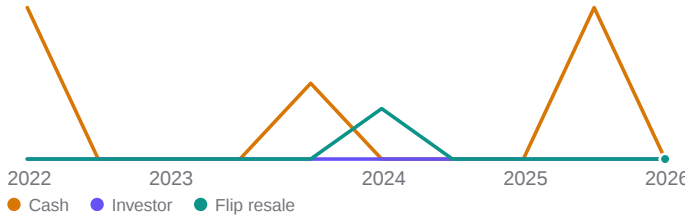
MARKET TRENDS (5 YEARS)



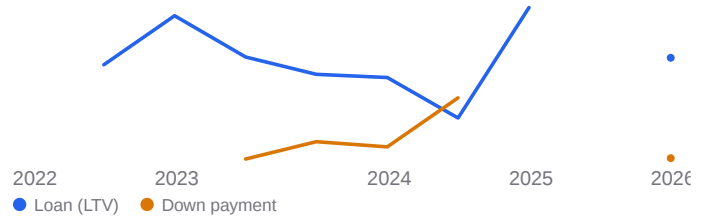
BUYERS & OUTCOMES

Buyer mix

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

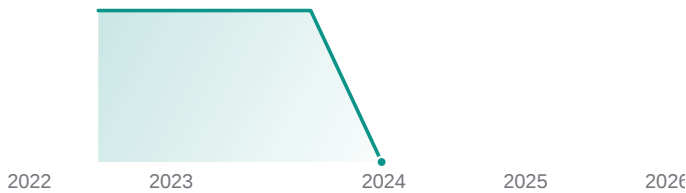


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



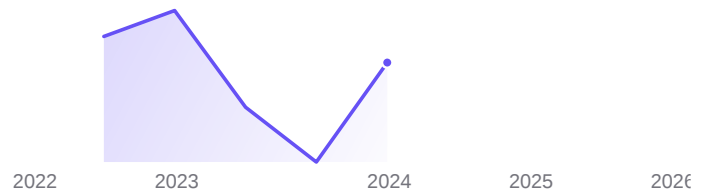
Sellers who sold at a gain

67%



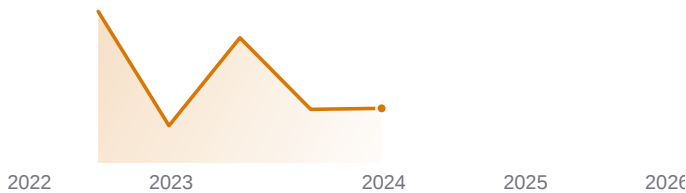
Typical hold before selling

12.0 yrs



Median annualized return at resale

+5.4%



HOUSING STOCK

Homes	106
Median value (AVM)	\$141K
Median size	1,120 ft²
Median year built	1953
Single family	93%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	67%
Underwater (LTV 125% or more)	1.2%
Owner occupied	74%
Company owned	6.6%
Median loan-to-value	35%
Typical ownership tenure	25.5 yrs

COMMUNITY

Population	223
Density	194 / mi ²
Median household income	\$95K
Average household income	\$131K
Crime index (US avg 100)	53
Air pollution index (US avg 100)	87
Earthquake index (US avg 100)	63
Homes occupied	94%
Bachelor's or higher	25%
Poverty rate	4.5%
Unemployment	1.7%
Average temp	53°F
Annual precip	39 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.