

Boone County, IL

County · IL · Illinois

BALANCED MARKET

\$257K

MEDIAN SALE PRICE

-2.2%

1-YR CHANGE

621

SALES (12 MO)

\$286K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 44 / 100



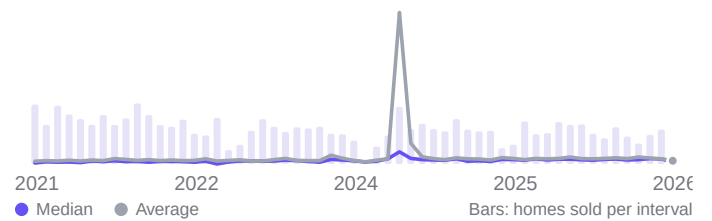
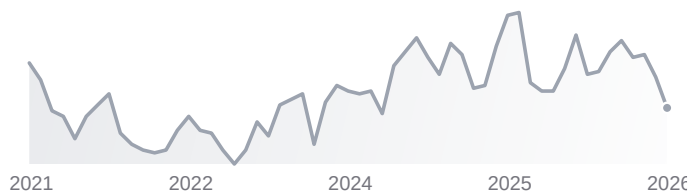
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

44 / 100

Sale prices

Median \$210K · Average \$231K

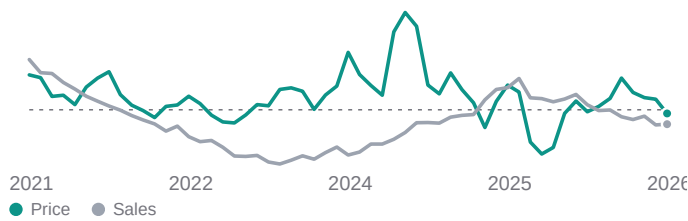


Growth (year over year)

Price -2.2% · Sales -8.4%

Price per square foot

\$116/ft²

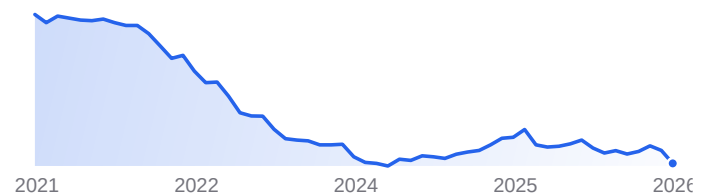
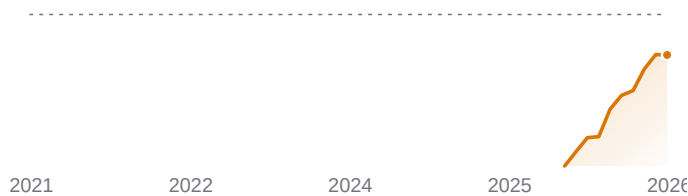


Sale premium vs estimated value

-1.3%

Annual turnover (share of homes sold)

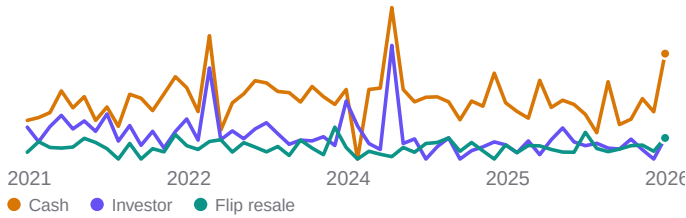
3.3%



BUYERS & OUTCOMES

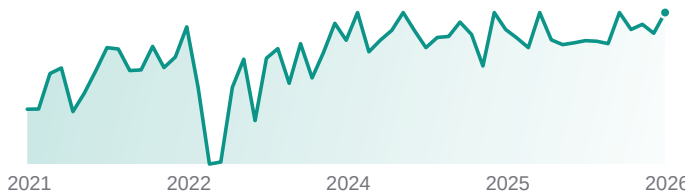
Buyer mix

Cash 45% · Investor 9.1% · Flip resale 9.1%



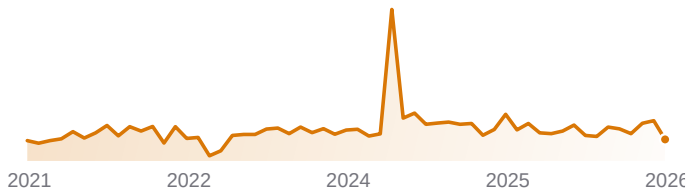
Sellers who sold at a gain

100%

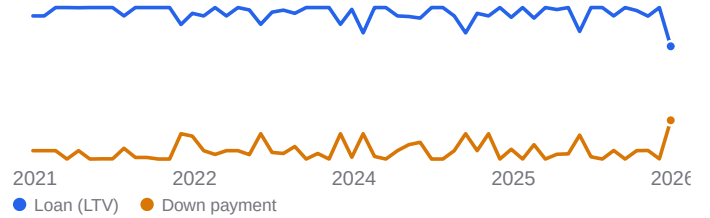


Median annualized return at resale

+4.8%

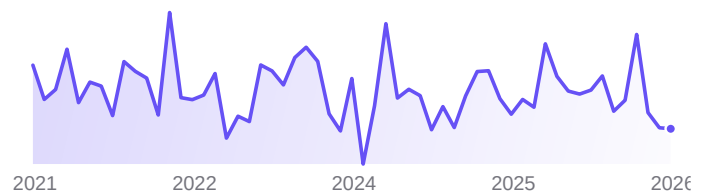


Financing (share of purchase price) Loan (LTV) 72% · Down payment 28%



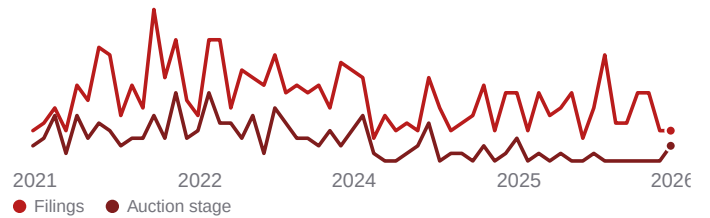
Typical hold before selling

4.1 yrs



Preforeclosure filings

Filings 4 · Auction stage 2



HOUSING STOCK

Homes	19,032
Median value (AVM)	\$286K
Median size	1,821 ft²
Median bedrooms	3
Median year built	1991
Single family	90%
Condos	3.2%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	56%
Underwater (LTV 125% or more)	1.4%
Owner occupied	83%
Company owned	18%
Median loan-to-value	45%

Typical ownership tenure

17.9 yrs

COMMUNITY

Population	53,519
Density	191 / mi²
Median household income	\$83K
Average household income	\$103K
Crime index (US avg 100)	95
Air pollution index (US avg 100)	91
Earthquake index (US avg 100)	44
Homes occupied	95%
Bachelor's or higher	15%
Poverty rate	10.5%
Unemployment	1.7%
Average temp	48°F
Annual precip	35 in
Sunshine	54%

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