

Christian County, IL

County · IL · Illinois

BALANCED MARKET

\$128K

MEDIAN SALE PRICE

-1.8%

1-YR CHANGE

287

SALES (12 MO)

\$129K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 47 / 100



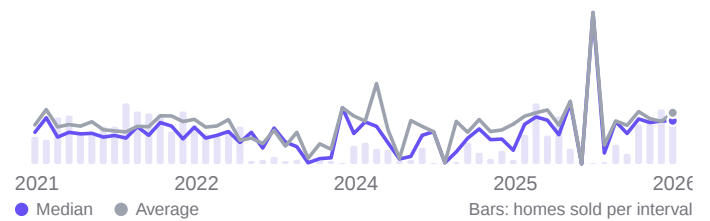
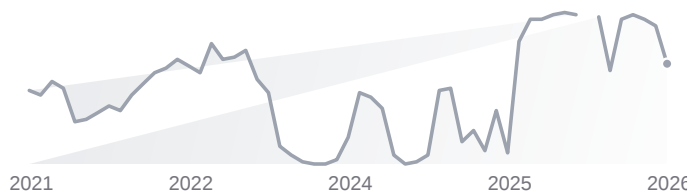
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

47 / 100

Sale prices

Median \$130K · Average \$152K

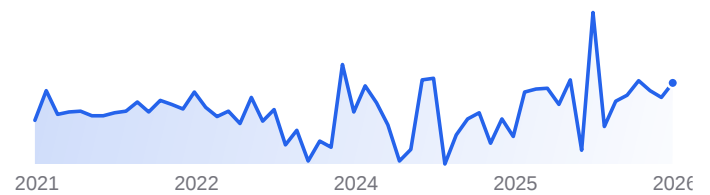
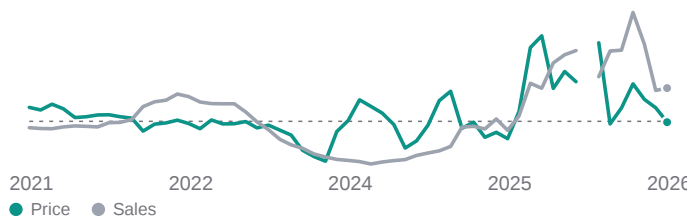


Growth (year over year)

Price -1.8% · Sales +64.0%

Price per square foot

\$119/ft²

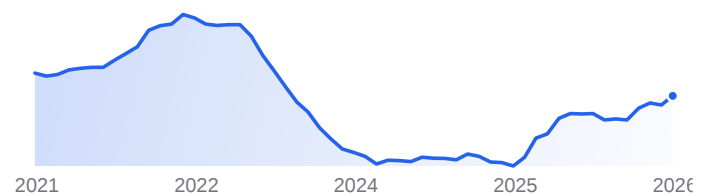
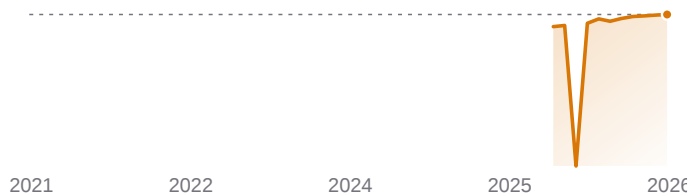


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

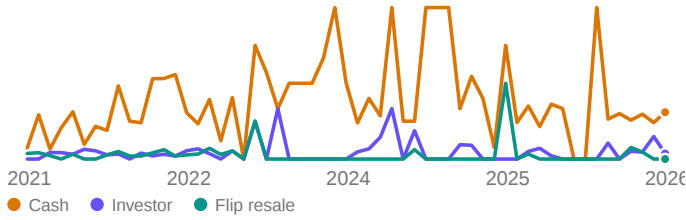
2.2%



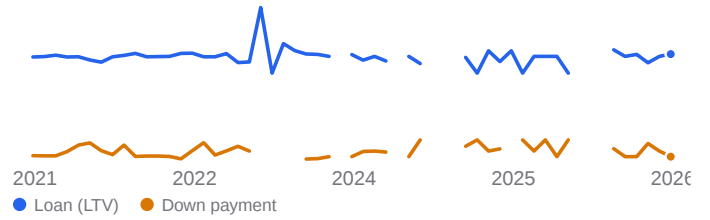
BUYERS & OUTCOMES

Buyer mix

Cash 31% · Investor 3.6% · Flip resale 0%

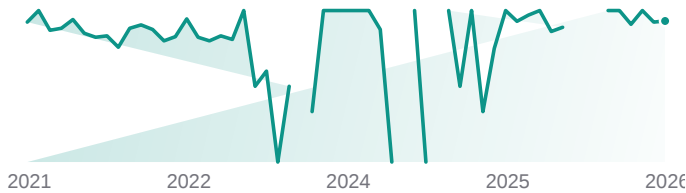


Financing (share of purchase price) Loan (LTV) 97% · Down payment 5.0%



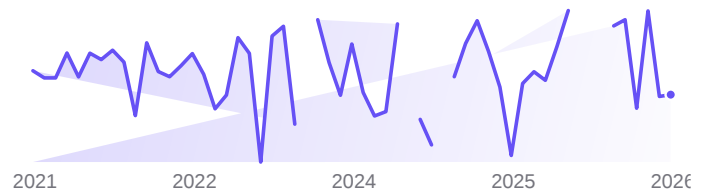
Sellers who sold at a gain

93%



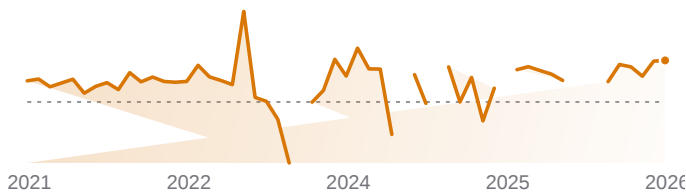
Typical hold before selling

6.7 yrs



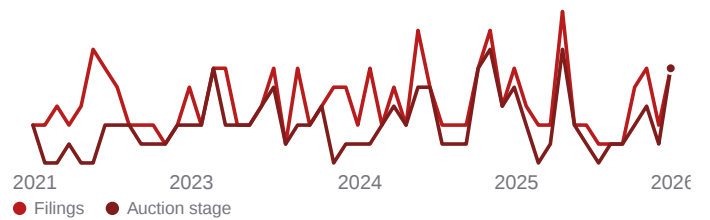
Median annualized return at resale

+7.6%



Preforeclosure filings

Filings 5 · Auction stage 5



HOUSING STOCK

Homes	12,933
Median value (AVM)	\$129K
Median size	1,161 ft²
Median bedrooms	3
Median year built	1946
Single family	78%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	54%
Underwater (LTV 125% or more)	3.4%
Owner occupied	81%
Company owned	6.0%
Median loan-to-value	47%
Typical ownership tenure	19.6 yrs

COMMUNITY

Population	33,346
Density	47 / mi²
Median household income	\$59K
Average household income	\$76K
Crime index (US avg 100)	110
Air pollution index (US avg 100)	86
Earthquake index (US avg 100)	76
Homes occupied	89%
Bachelor's or higher	11%
Poverty rate	12.3%
Unemployment	1.3%
Average temp	53°F
Annual precip	38 in
Sunshine	59%

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