

Fulton County, IL

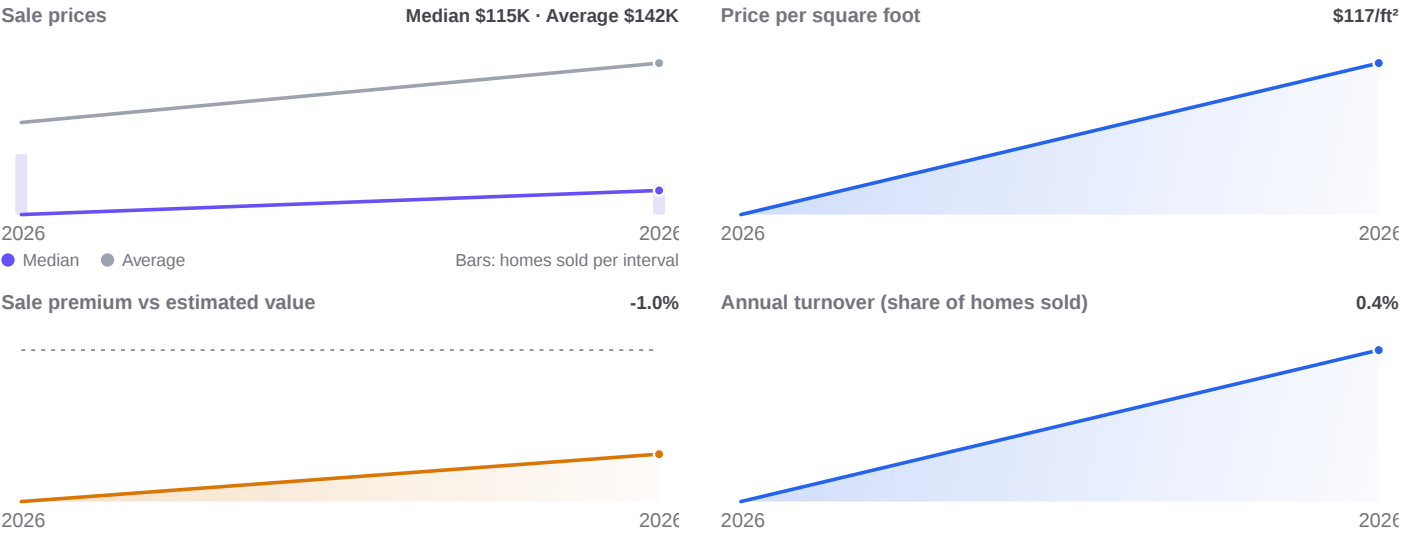
County · IL · Illinois

\$112K
 MEDIAN SALE PRICE

48
 SALES (12 MO)

\$96K
 MEDIAN VALUE (AVM)

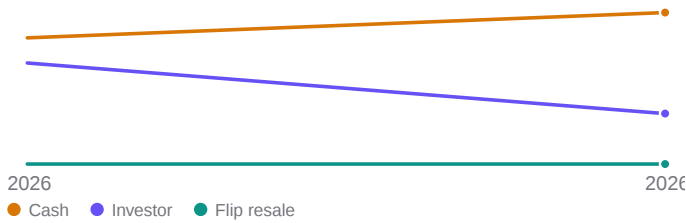
MARKET TRENDS (5 YEARS)



BUYERS & OUTCOMES

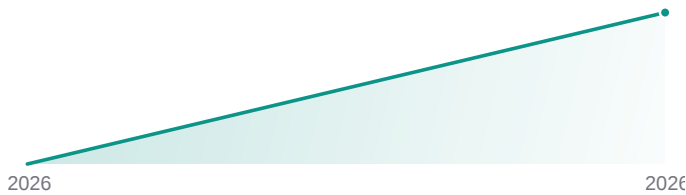
Buyer mix

Cash 19% · Investor 6.3% · Flip resale 0%



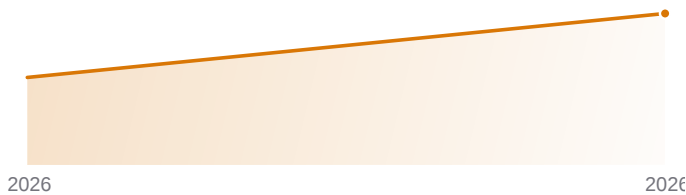
Sellers who sold at a gain

86%

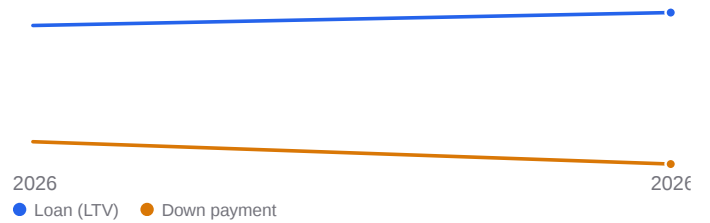


Median annualized return at resale

+3.1%

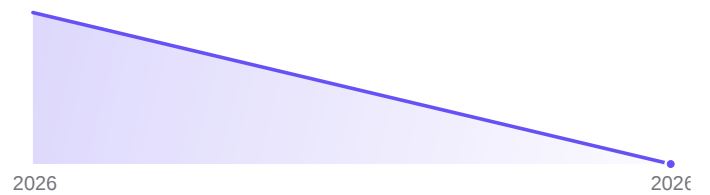


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



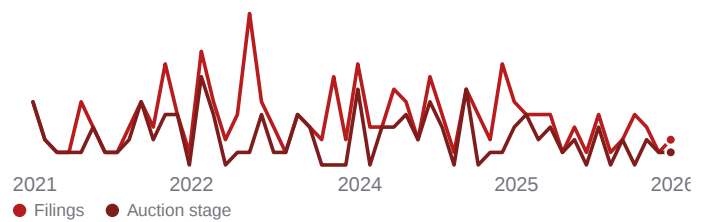
Typical hold before selling

16.4 yrs



Preforeclosure filings

Filings 2 · Auction stage 1



HOUSING STOCK

Homes	13,317
Median value (AVM)	\$96K
Median size	1,088 ft²
Median year built	1944
Single family	100%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	58%
Underwater (LTV 125% or more)	6.3%
Owner occupied	76%
Company owned	4.5%
Median loan-to-value	41%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	32,607
Density	38 / mi²
Median household income	\$61K
Average household income	\$80K
Crime index (US avg 100)	113
Air pollution index (US avg 100)	78
Earthquake index (US avg 100)	34
Homes occupied	88%
Bachelor's or higher	11%
Poverty rate	11.1%
Unemployment	1.3%
Average temp	51°F
Annual precip	37 in
Sunshine	56%

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.