

Livingston County, IL

County · IL · Illinois

BALANCED MARKET

\$143K

MEDIAN SALE PRICE

+0.1%

1-YR CHANGE

505

SALES (12 MO)

\$160K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 53 / 100



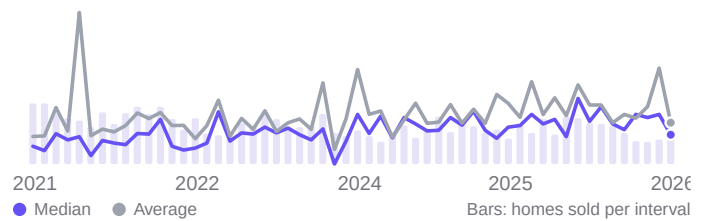
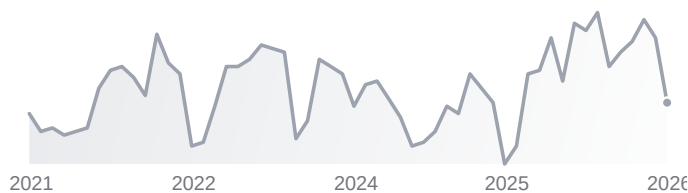
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

53 / 100

Sale prices

Median \$123K · Average \$142K

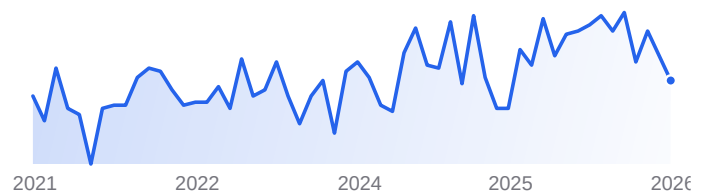
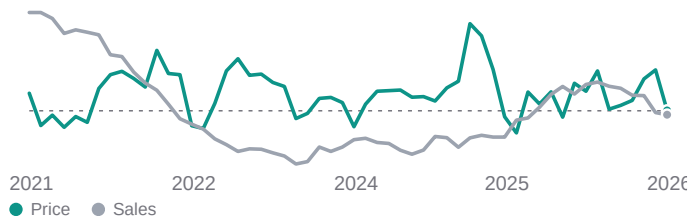


Growth (year over year)

Price +0.1% · Sales -1.8%

Price per square foot

\$83/ft²

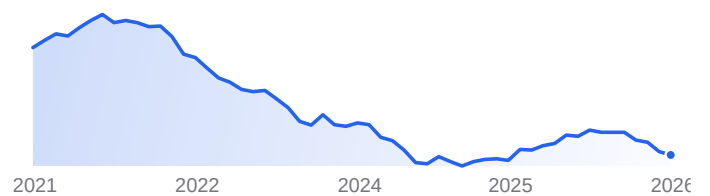
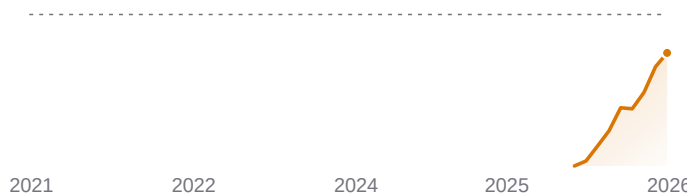


Sale premium vs estimated value

-1.4%

Annual turnover (share of homes sold)

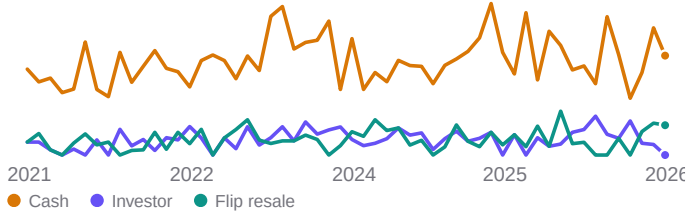
3.8%



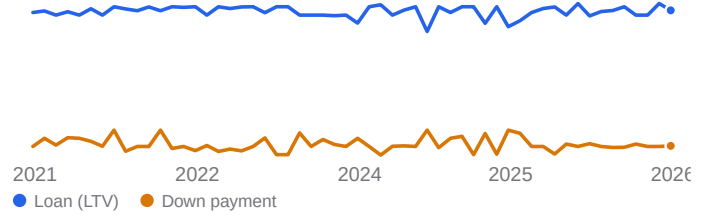
BUYERS & OUTCOMES

Buyer mix

Cash 31% · Investor 0% · Flip resale 9.4%

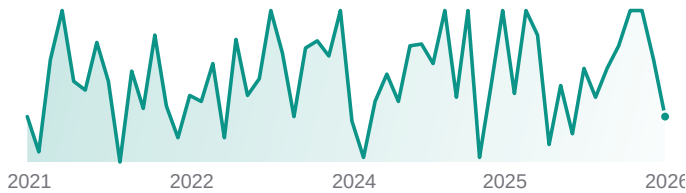


Financing (share of purchase price) Loan (LTV) 93% · Down payment 10%



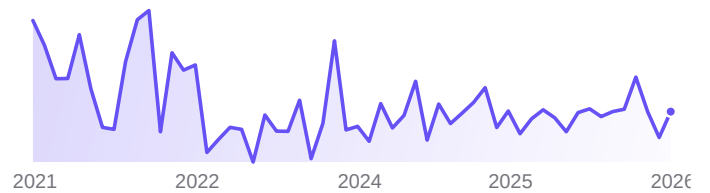
Sellers who sold at a gain

83%



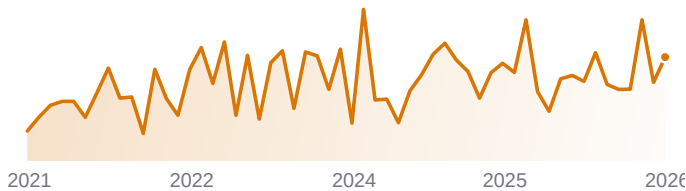
Typical hold before selling

4.1 yrs



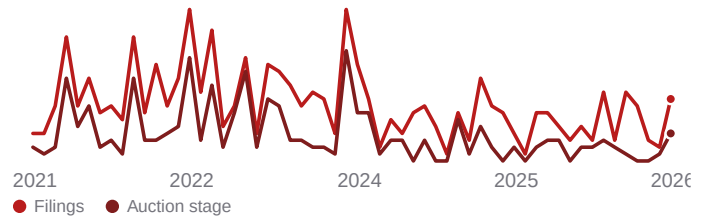
Median annualized return at resale

+8.9%



Preforeclosure filings

Filings 9 · Auction stage 4



HOUSING STOCK

Homes	13,454
Median value (AVM)	\$160K
Median size	1,664 ft²
Median bedrooms	3
Median year built	1950
Single family	87%
Condos	2.3%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	51%
Underwater (LTV 125% or more)	3.0%
Owner occupied	80%
Company owned	13%
Median loan-to-value	49%

Typical ownership tenure

126.6 yrs

COMMUNITY

Population	35,502
Density	34 / mi²
Median household income	\$70K
Average household income	\$88K
Crime index (US avg 100)	114
Air pollution index (US avg 100)	78
Earthquake index (US avg 100)	41
Homes occupied	91%
Bachelor's or higher	14%
Poverty rate	8.1%
Unemployment	1.3%
Average temp	51°F
Annual precip	37 in
Sunshine	56%

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