

Logan County, IL

County · IL · Illinois

BALANCED MARKET

\$135K

MEDIAN SALE PRICE

-0.1%

1-YR CHANGE

437

SALES (12 MO)

\$142K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 52 / 100



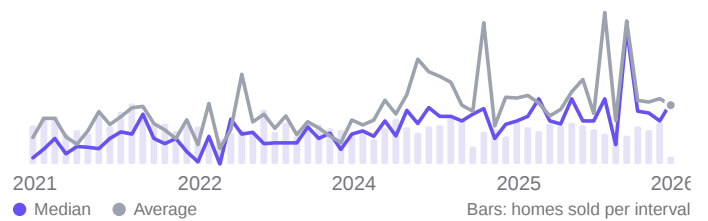
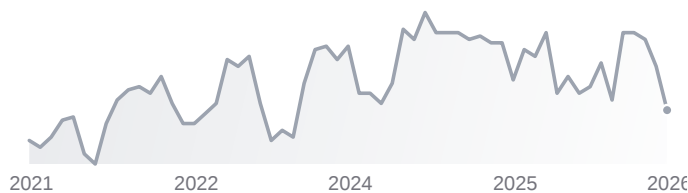
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

52 / 100

Sale prices

Median \$146K · Average \$143K

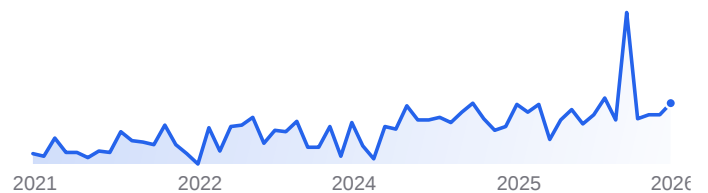
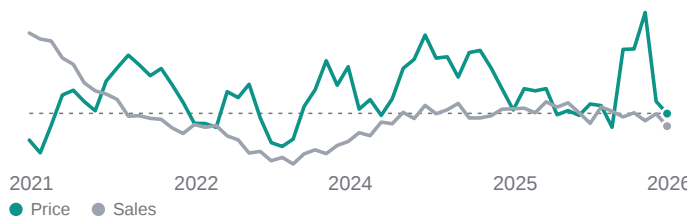


Growth (year over year)

Price -0.1% · Sales -5.4%

Price per square foot

\$122/ft²

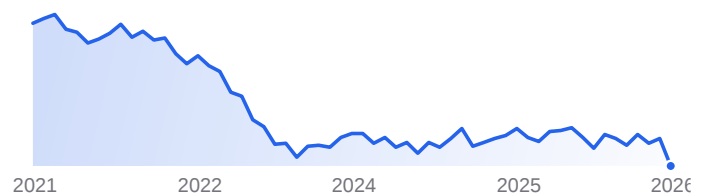
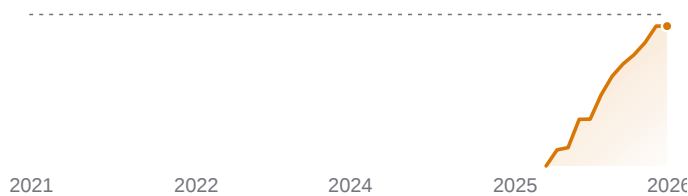


Sale premium vs estimated value

-0.3%

Annual turnover (share of homes sold)

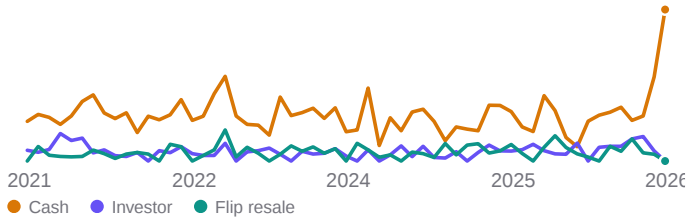
4.3%



BUYERS & OUTCOMES

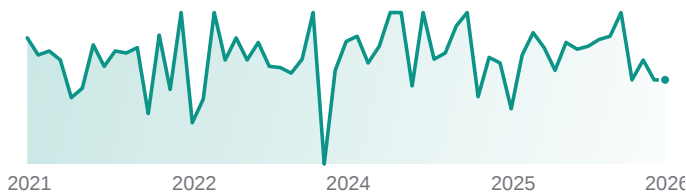
Buyer mix

Cash 100% · Investor 0% · Flip resale 0%



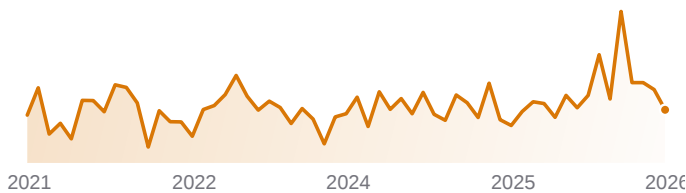
Sellers who sold at a gain

83%

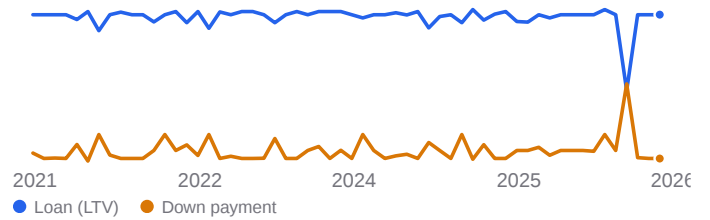


Median annualized return at resale

+5.8%

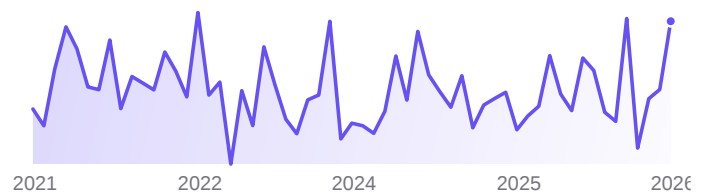


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



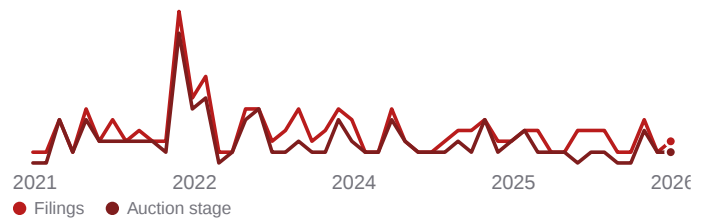
Typical hold before selling

5.9 yrs



Preforeclosure filings

Filings 2 · Auction stage 1



HOUSING STOCK

Homes	10,085
Median value (AVM)	\$142K
Median size	1,184 ft²
Median year built	1950
Single family	89%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	58%
Underwater (LTV 125% or more)	2.6%
Owner occupied	89%
Company owned	7.7%
Median loan-to-value	42%
Typical ownership tenure	13.5 yrs

COMMUNITY

Population	27,657
Density	45 / mi²
Median household income	\$67K
Average household income	\$87K
Crime index (US avg 100)	108
Air pollution index (US avg 100)	83
Earthquake index (US avg 100)	44
Homes occupied	91%
Bachelor's or higher	12%
Poverty rate	11.8%
Unemployment	1.4%
Average temp	52°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.