

Macon County, IL

County · IL · Illinois

SELLER'S MARKET

\$150K

MEDIAN SALE PRICE

+23.4%

1-YR CHANGE

2,097

SALES (12 MO)

\$134K

MEDIAN VALUE (AVM)

Market temperature

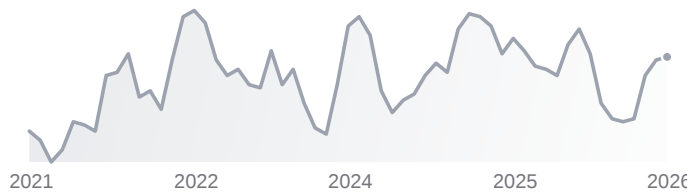
Seller's market · 62 / 100



MARKET TRENDS (5 YEARS)

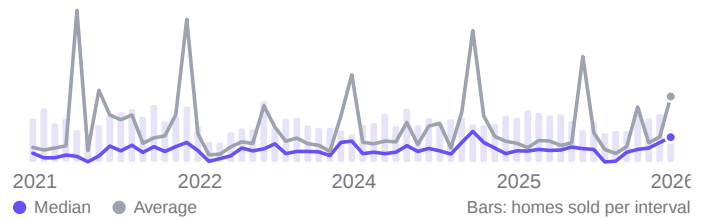
Market temperature (0–100)

62 / 100



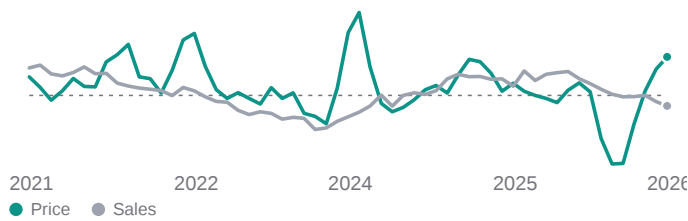
Sale prices

Median \$169K · Average \$317K



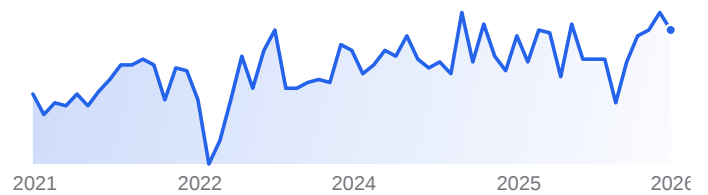
Growth (year over year)

Price +23.4% · Sales -6.3%



Price per square foot

\$116/ft²



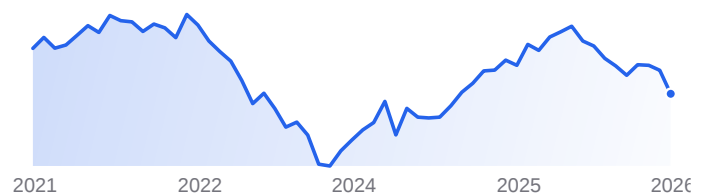
Sale premium vs estimated value

+3.3%



Annual turnover (share of homes sold)

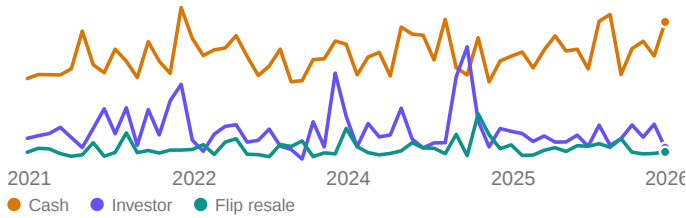
5.1%



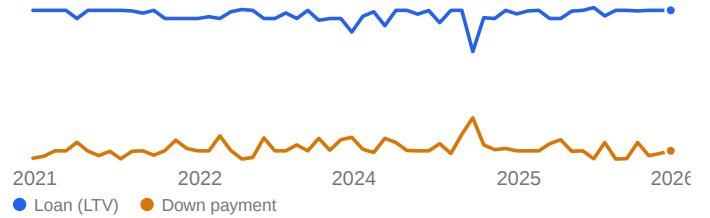
BUYERS & OUTCOMES

Buyer mix

Cash 49% · Investor 5.7% · Flip resale 4.3%

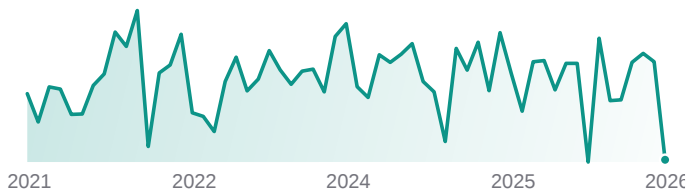


Financing (share of purchase price) Loan (LTV) 95% · Down payment 10%



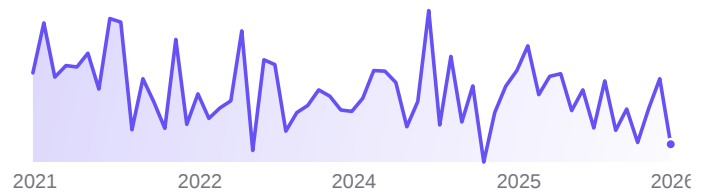
Sellers who sold at a gain

67%



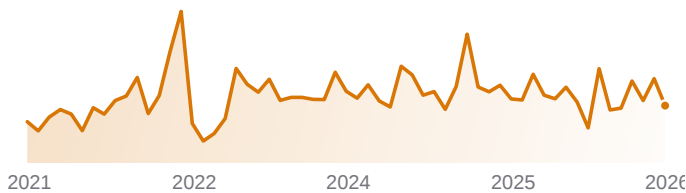
Typical hold before selling

3.8 yrs



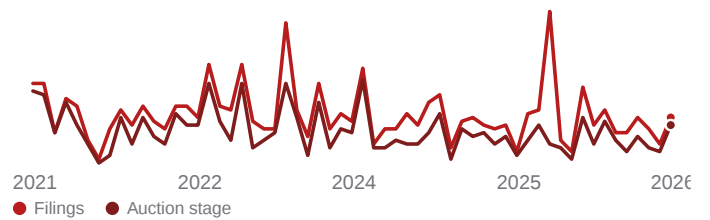
Median annualized return at resale

+4.1%



Preforeclosure filings

Filings 13 · Auction stage 11



HOUSING STOCK

Homes	40,977
Median value (AVM)	\$134K
Median size	1,200 ft²
Median year built	1959
Single family	96%
Condos	0.9%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	59%
Underwater (LTV 125% or more)	3.0%
Owner occupied	79%
Company owned	12%
Median loan-to-value	38%
Typical ownership tenure	16.8 yrs

COMMUNITY

Population	100,924
Density	174 / mi²
Median household income	\$62K
Average household income	\$82K
Crime index (US avg 100)	97
Air pollution index (US avg 100)	91
Earthquake index (US avg 100)	54
Homes occupied	90%
Bachelor's or higher	16%
Poverty rate	14.9%
Unemployment	1.6%
Average temp	53°F
Annual precip	39 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.