

Randolph County, IL

County · IL · Illinois

BALANCED MARKET

\$128K

MEDIAN SALE PRICE

-4.6%

1-YR CHANGE

352

SALES (12 MO)

\$116K

MEDIAN VALUE (AVM)

Market temperature

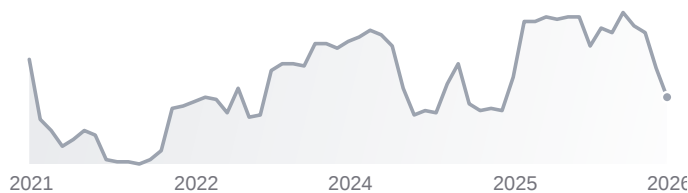
Balanced market · 43 / 100



MARKET TRENDS (5 YEARS)

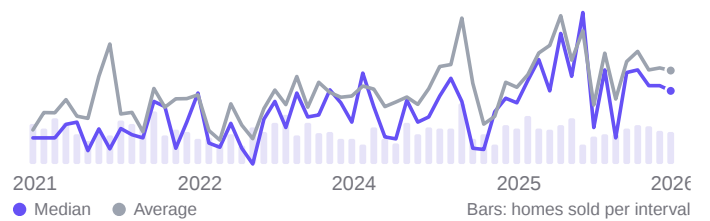
Market temperature (0-100)

43 / 100



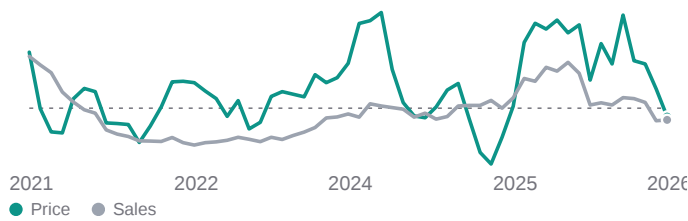
Sale prices

Median \$125K · Average \$144K



Growth (year over year)

Price -4.6% · Sales -6.4%



Sale premium vs estimated value

-0.6%



Annual turnover (share of homes sold)

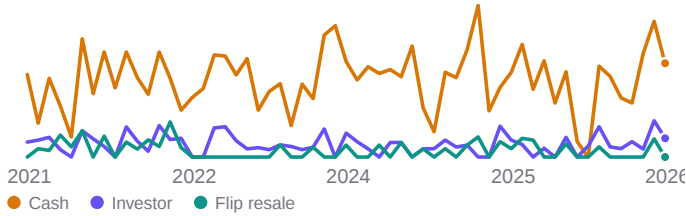
3.6%



BUYERS & OUTCOMES

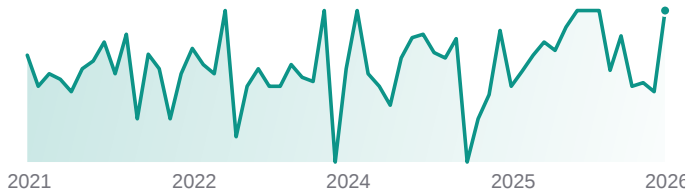
Buyer mix

Cash 36% · Investor 7.1% · Flip resale 0%



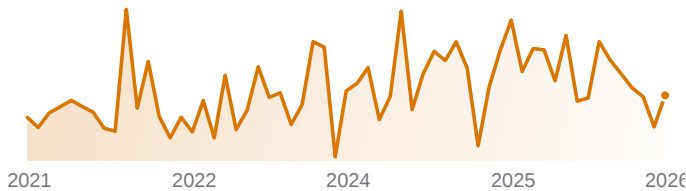
Sellers who sold at a gain

100%

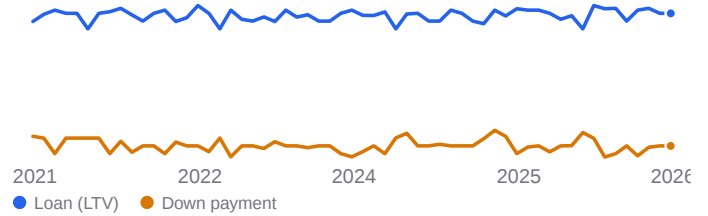


Median annualized return at resale

+4.8%

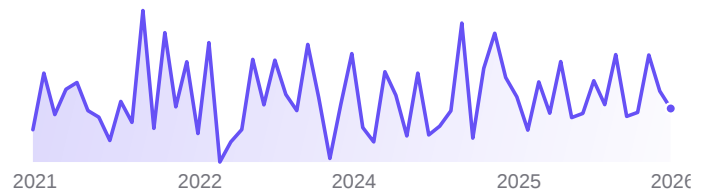


Financing (share of purchase price) Loan (LTV) 95% · Down payment 10%



Typical hold before selling

5.8 yrs



Preforeclosure filings

Filings 3 · Auction stage 3



HOUSING STOCK

Homes	9,738
Median value (AVM)	\$116K
Single family	100%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	59%
Underwater (LTV 125% or more)	5.4%
Owner occupied	79%
Company owned	7.4%
Median loan-to-value	37%
Typical ownership tenure	20.3 yrs

COMMUNITY

Population	29,955
Density	52 / mi²
Median household income	\$66K
Average household income	\$82K
Crime index (US avg 100)	118
Air pollution index (US avg 100)	84
Earthquake index (US avg 100)	195
Homes occupied	88%
Bachelor's or higher	10%
Poverty rate	10.9%
Unemployment	1.0%
Average temp	56°F
Annual precip	42 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.