

Saline County, IL

County · IL · Illinois

BUYER'S MARKET

\$90K

MEDIAN SALE PRICE

-10.4%

1-YR CHANGE

282

SALES (12 MO)

\$78K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 33 / 100



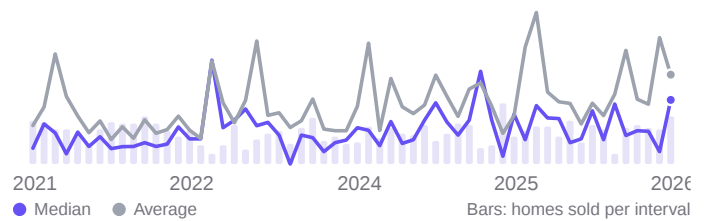
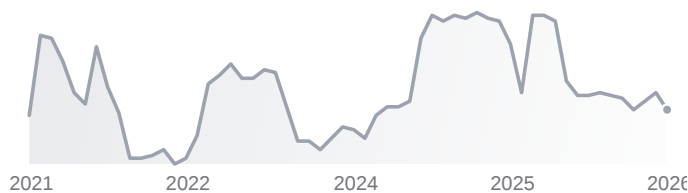
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

33 / 100

Sale prices

Median \$127K · Average \$161K

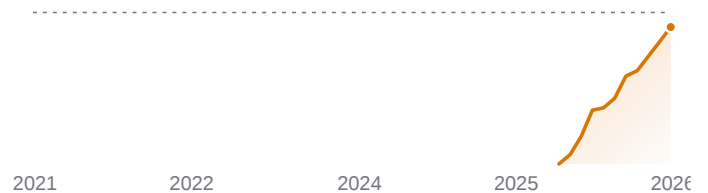
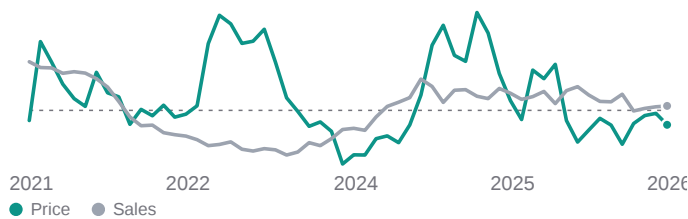


Growth (year over year)

Price -10.4% · Sales +3.3%

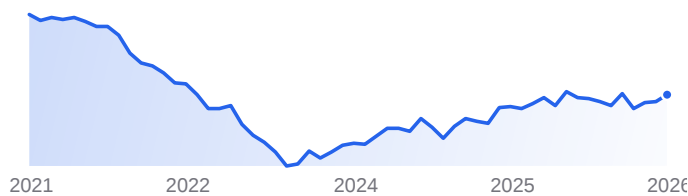
Sale premium vs estimated value

-1.0%



Annual turnover (share of homes sold)

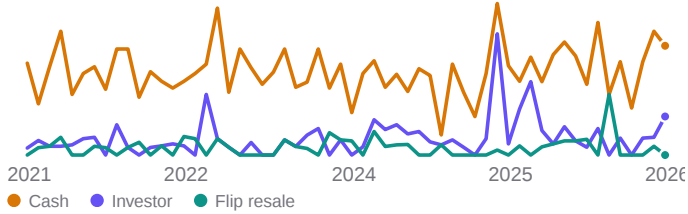
2.8%



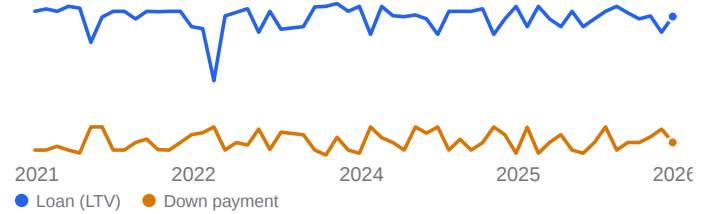
BUYERS & OUTCOMES

Buyer mix

Cash 52% · Investor 18% · Flip resale 0%

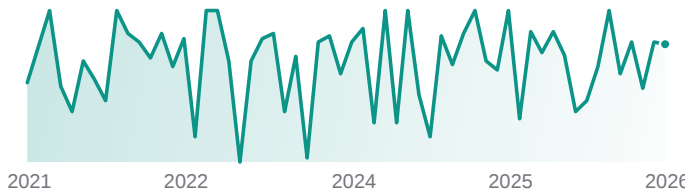


Financing (share of purchase price) Loan (LTV) 92% · Down payment 10%



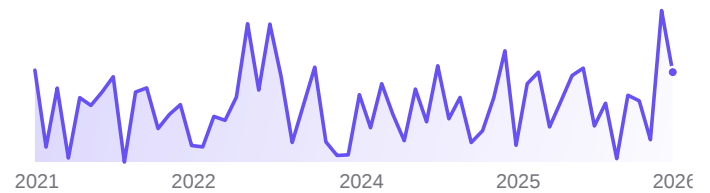
Sellers who sold at a gain

87%



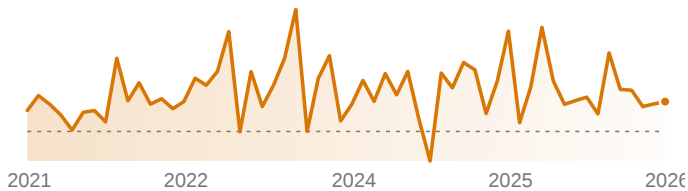
Typical hold before selling

7.8 yrs



Median annualized return at resale

+4.0%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	10,071
Median value (AVM)	\$78K
Single family	90%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	64%
Underwater (LTV 125% or more)	4.8%
Owner occupied	84%
Company owned	9.2%
Median loan-to-value	9%
Typical ownership tenure	8.1 yrs

COMMUNITY

Population	22,862
Density	60 / mi²
Median household income	\$56K
Average household income	\$81K
Crime index (US avg 100)	115
Air pollution index (US avg 100)	78
Earthquake index (US avg 100)	251
Homes occupied	87%
Bachelor's or higher	17%
Poverty rate	20.2%
Unemployment	1.3%
Average temp	57°F
Annual precip	46 in
Sunshine	59%

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