

Union County, IL

County · IL · Illinois

SELLER'S MARKET

\$159K

MEDIAN SALE PRICE

+19.8%

1-YR CHANGE

219

SALES (12 MO)

\$128K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 65 / 100



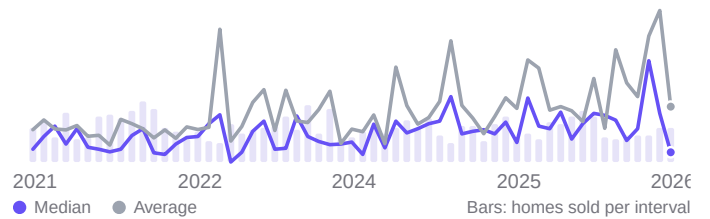
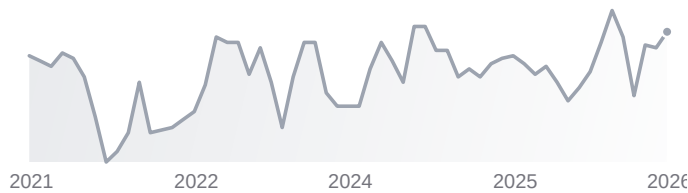
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

65 / 100

Sale prices

Median \$74K · Average \$163K

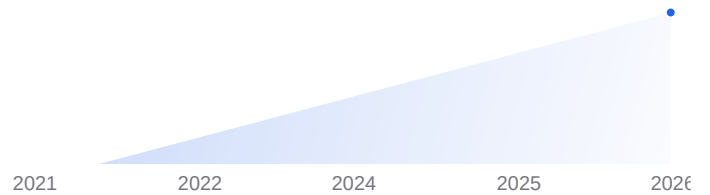
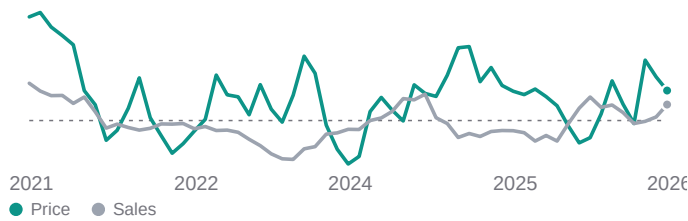


Growth (year over year)

Price +19.8% · Sales +10.6%

Price per square foot

\$22/ft²

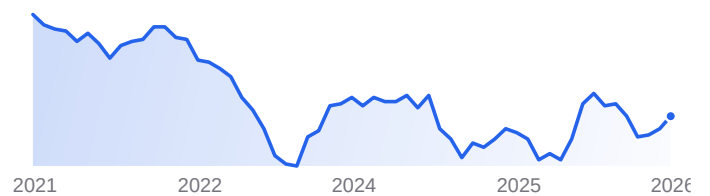
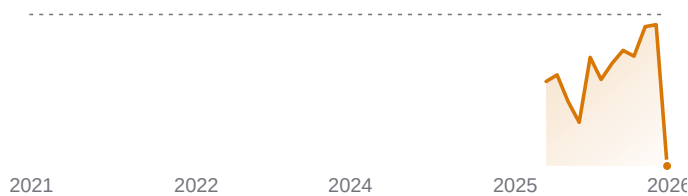


Sale premium vs estimated value

-9.4%

Annual turnover (share of homes sold)

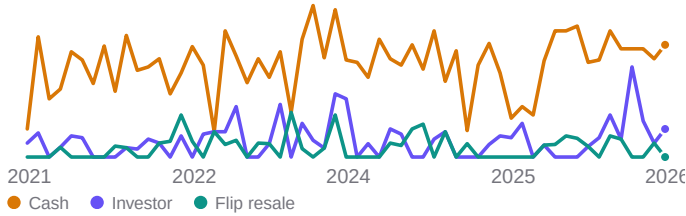
3.2%



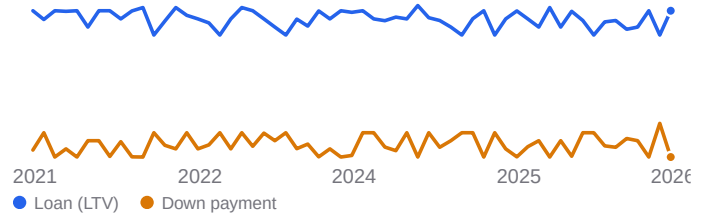
BUYERS & OUTCOMES

Buyer mix

Cash 44% · Investor 11% · Flip resale 0%

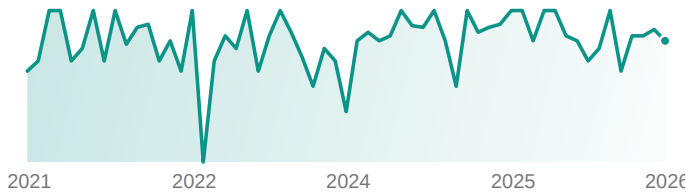


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



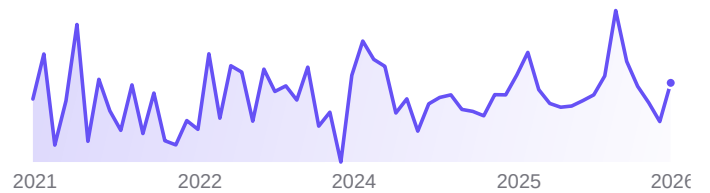
Sellers who sold at a gain

80%



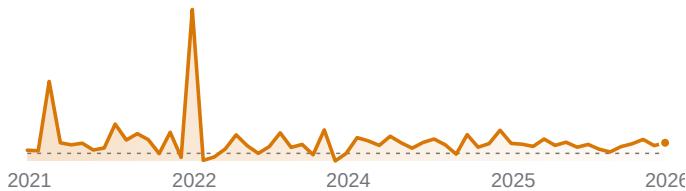
Typical hold before selling

4.5 yrs



Median annualized return at resale

+7.1%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	6,922
Median value (AVM)	\$128K
Median size	10,080 ft²
Median year built	2012
Single family	67%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	61%
Underwater (LTV 125% or more)	4.6%
Owner occupied	87%
Company owned	8.1%
Median loan-to-value	28%
Typical ownership tenure	12.0 yrs

COMMUNITY

Population	16,898
Density	41 / mi²
Median household income	\$56K
Average household income	\$75K
Crime index (US avg 100)	127
Air pollution index (US avg 100)	79
Earthquake index (US avg 100)	492
Homes occupied	90%
Bachelor's or higher	13%
Poverty rate	20.2%
Unemployment	1.1%
Average temp	57°F
Annual precip	47 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.