Evansville

City · IL · Illinois › Randolph County

SELLER'S MARKET

$103K	16	$100K
MEDIAN SALE PRICE	SALES (12 MO)	MEDIAN VALUE (AVM)

Market temperature

Seller's market · 73 / 100

Buyer's market

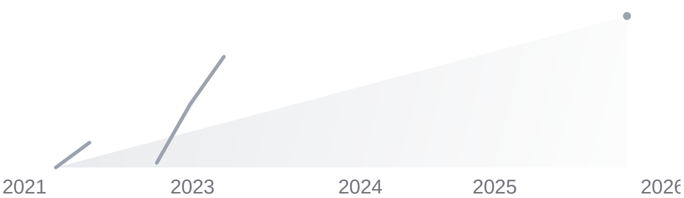
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

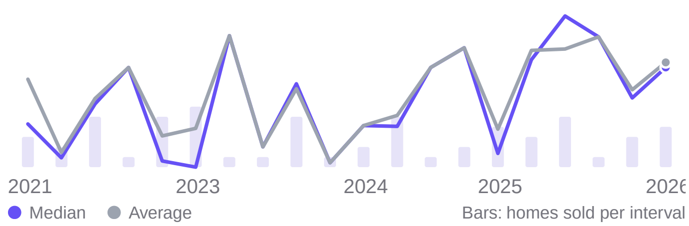
Market temperature (0–100)

73 / 100



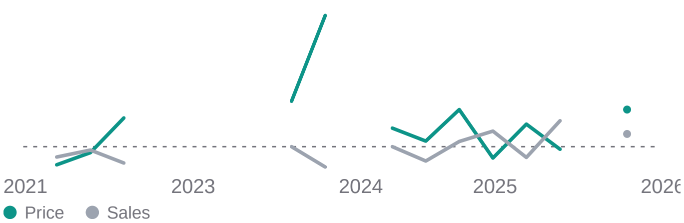
Sale prices

Median $115K · Average $119K



Growth (year over year)

Price +79.7% · Sales +27.3%

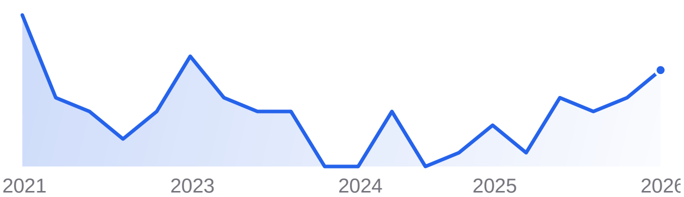


Sale premium vs estimated value

-2.4%

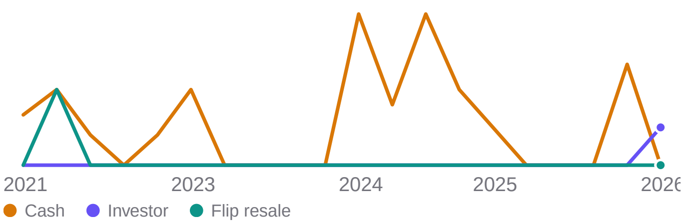
Annual turnover (share of homes sold)

3.5%

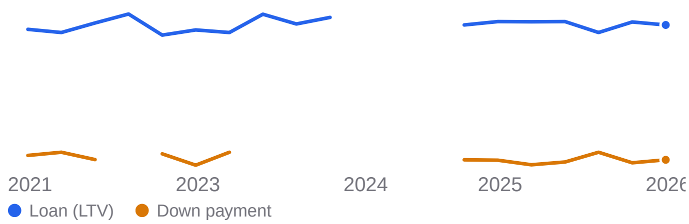


BUYERS & OUTCOMES

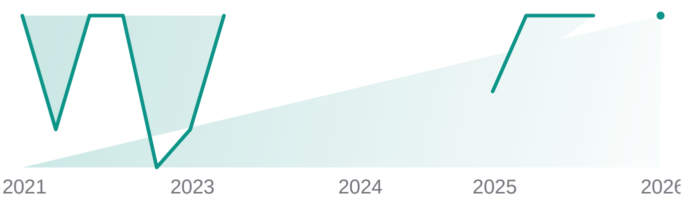
Buyer mix — Cash 0% · Investor 25% · Flip resale 0%



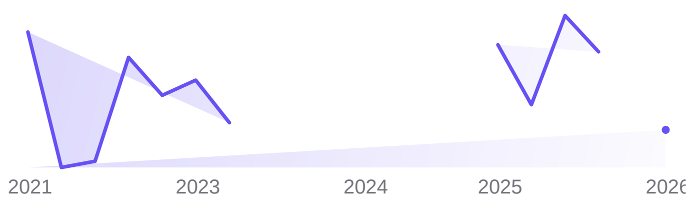
Financing (share of purchase price) — Loan (LTV) 95% · Down payment 5.0%



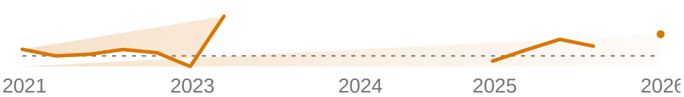
Sellers who sold at a gain — 100%



Typical hold before selling — 4.6 yrs



Median annualized return at resale — +8.8%



Preforeclosure filings — Filings 1 · Auction stage 1

HOUSING STOCK

Homes	**457**
Median value (AVM)	**$100K**
Single family	**100%**

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	**57%**
Underwater (LTV 125% or more)	**7.3%**
Owner occupied	**74%**
Company owned	**6.3%**
Median loan-to-value	**30%**
Typical ownership tenure	**126.6 yrs**

COMMUNITY

Population	550
Density	698 / mi²
Median household income	$66K
Average household income	$96K
Crime index (US avg 100)	156
Air pollution index (US avg 100)	82
Earthquake index (US avg 100)	188
Homes occupied	87%
Bachelor's or higher	13%
Poverty rate	13.6%
Unemployment	1.4%
Average temp	56°F
Annual precip	41 in
Sunshine	59%

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