

Sidney

City · IL · Illinois > Champaign County

SELLER'S MARKET

\$313K

MEDIAN SALE PRICE

+44.9%

1-YR CHANGE

27

SALES (12 MO)

\$215K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 60 / 100



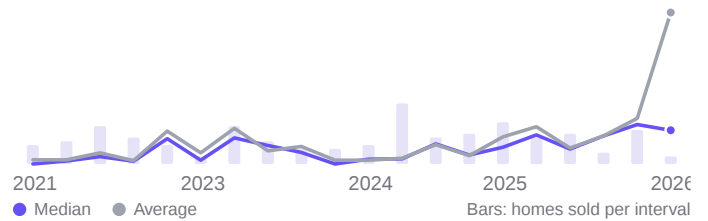
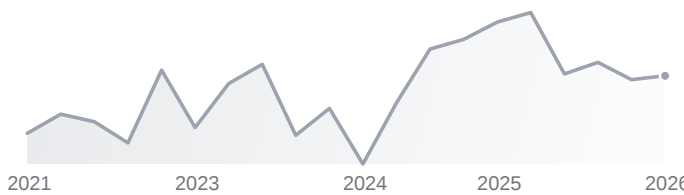
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

60 / 100

Sale prices

Median \$322K · Average \$1.1M

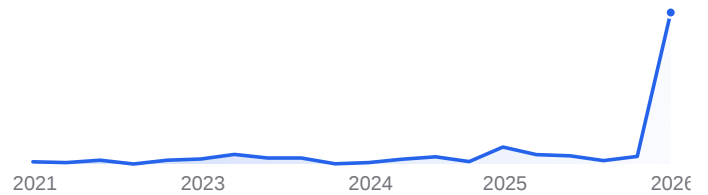
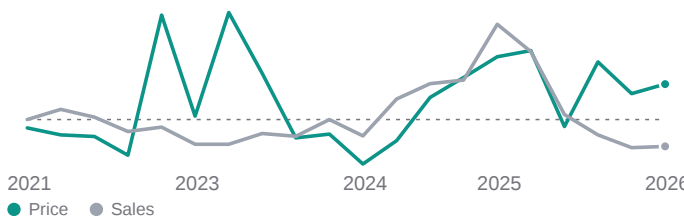


Growth (year over year)

Price +44.9% · Sales -34.1%

Price per square foot

\$1987/ft²



Sale premium vs estimated value

-2.1%

Annual turnover (share of homes sold)

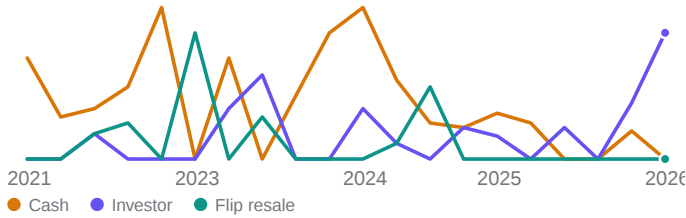
4.1%



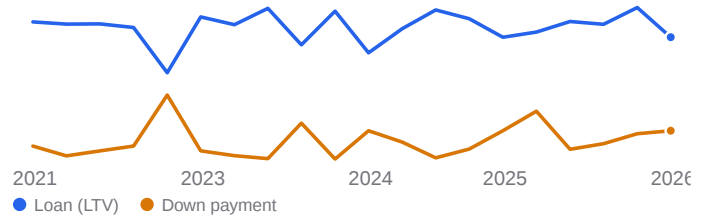
BUYERS & OUTCOMES

Buyer mix

Cash 0% · Investor 50% · Flip resale 0%

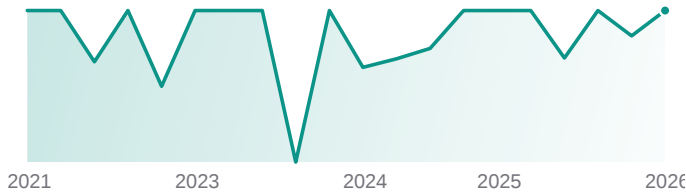


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



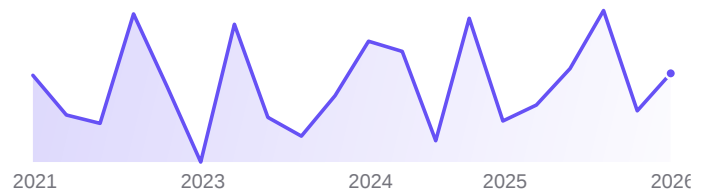
Sellers who sold at a gain

100%



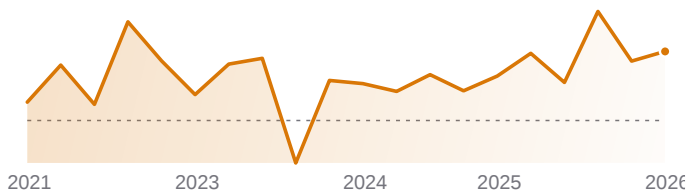
Typical hold before selling

8.1 yrs



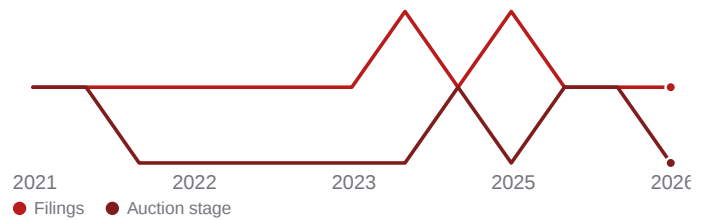
Median annualized return at resale

+6.7%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	652
Median value (AVM)	\$215K
Median size	1,356 ft²
Median bedrooms	2
Median year built	1969
Single family	89%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	43%
Underwater (LTV 125% or more)	4.0%
Owner occupied	86%
Company owned	13%
Median loan-to-value	55%
Typical ownership tenure	11.0 yrs

COMMUNITY

Population	1,242
Density	1,991 / mi²
Median household income	\$91K
Average household income	\$99K
Crime index (US avg 100)	49
Air pollution index (US avg 100)	87
Earthquake index (US avg 100)	52
Homes occupied	97%
Bachelor's or higher	16%
Poverty rate	9.1%
Unemployment	1.4%
Average temp	52°F
Annual precip	40 in
Sunshine	56%

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.