

Sadorus

City · IL · Illinois > Champaign County

STRONG SELLER'S MARKET

\$158K

MEDIAN SALE PRICE

+38.2%

1-YR CHANGE

17

SALES (12 MO)

\$180K

MEDIAN VALUE (AVM)

Market temperature

Strong seller's market · 92 / 100

Buyer's market

Balanced

Seller's market

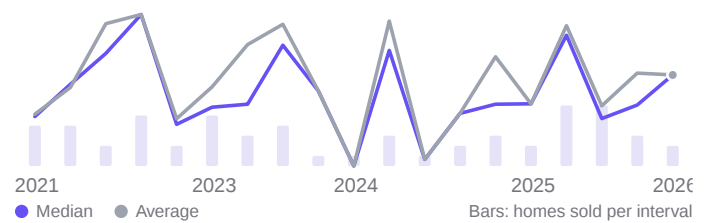
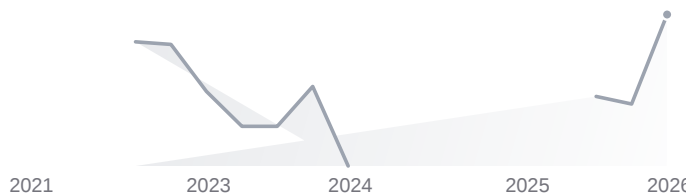
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

92 / 100

Sale prices

Median \$158K · Average \$158K

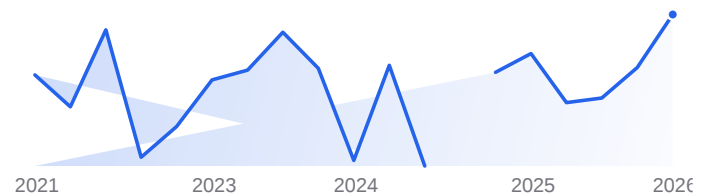
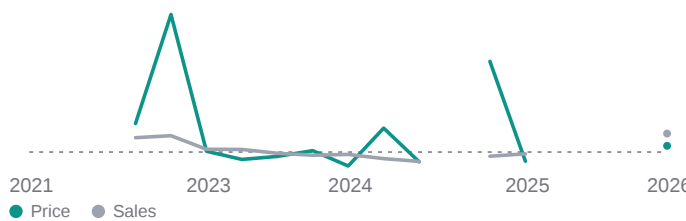


Growth (year over year)

Price +38.2% · Sales +112.5%

Price per square foot

\$152/ft²

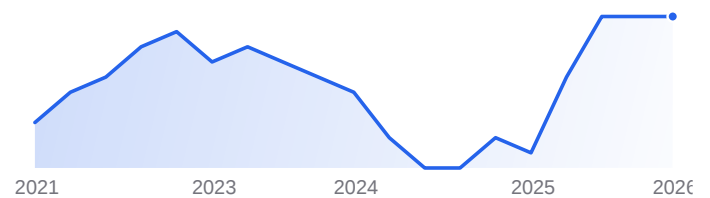
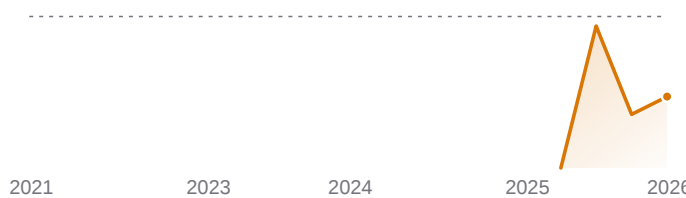


Sale premium vs estimated value

-25.9%

Annual turnover (share of homes sold)

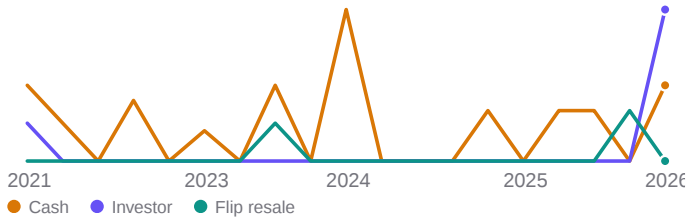
5.6%



BUYERS & OUTCOMES

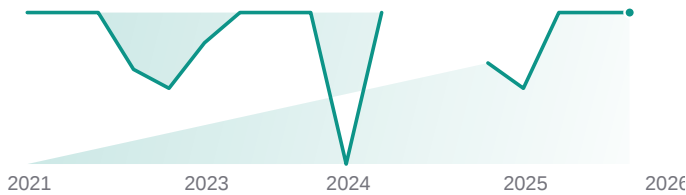
Buyer mix

Cash 50% · Investor 100% · Flip resale 0%



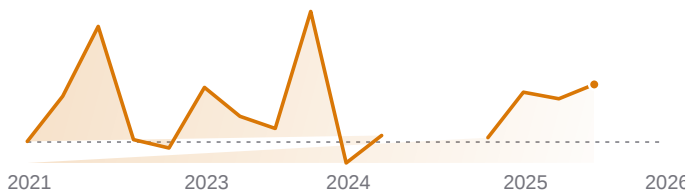
Sellers who sold at a gain

100%

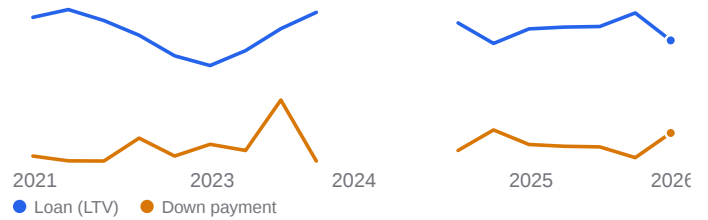


Median annualized return at resale

+11.9%

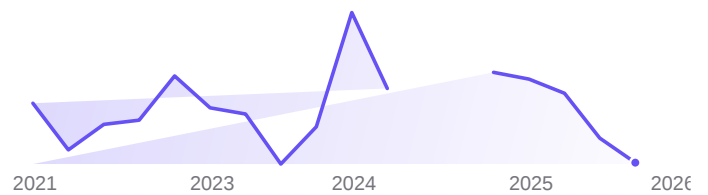


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



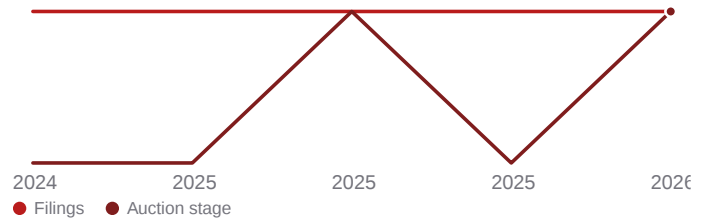
Typical hold before selling

0.6 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	302
Median value (AVM)	\$180K
Median size	1,260 ft²
Median bedrooms	3
Median year built	1961
Single family	85%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	48%
Underwater (LTV 125% or more)	5.5%
Owner occupied	87%
Company owned	9.6%
Median loan-to-value	52%
Typical ownership tenure	11.1 yrs

COMMUNITY

Population	407
Density	396 / mi ²
Median household income	\$85K
Average household income	\$90K
Crime index (US avg 100)	120
Air pollution index (US avg 100)	89
Earthquake index (US avg 100)	52
Homes occupied	93%
Bachelor's or higher	19%
Poverty rate	4.9%
Unemployment	1.2%
Average temp	52°F
Annual precip	40 in
Sunshine	56%

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