

Latham

City · IL · Illinois > Logan County

\$257K

MEDIAN SALE PRICE

+113.8%

1-YR CHANGE

6

SALES (12 MO)

\$140K

MEDIAN VALUE (AVM)

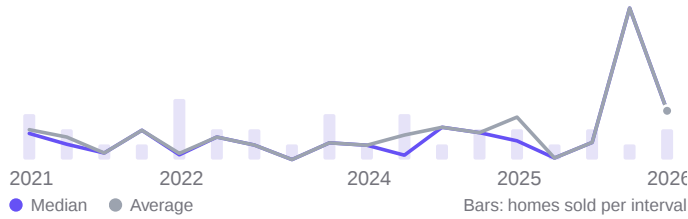
MARKET TRENDS (5 YEARS)

Sale prices

Median \$257K · Average \$257K

Growth (year over year)

Price +113.8% · Sales -25.0%

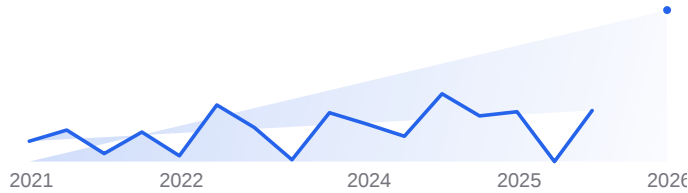


Price per square foot

\$279/ft²

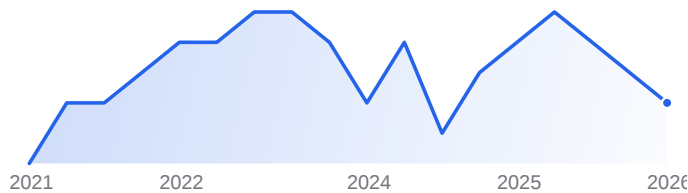
Sale premium vs estimated value

-9.0%



Annual turnover (share of homes sold)

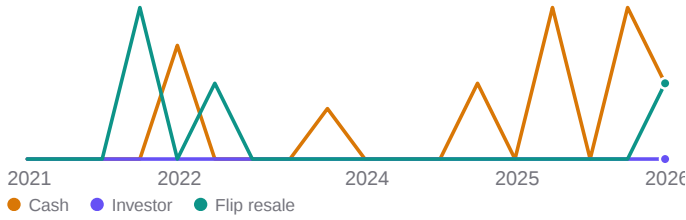
2.8%



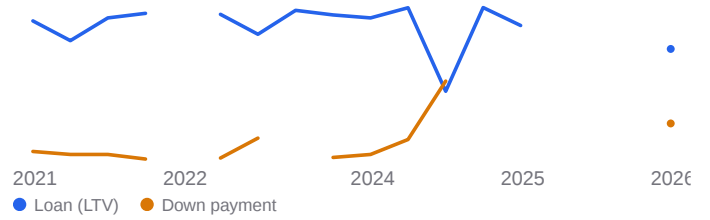
BUYERS & OUTCOMES

Buyer mix

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

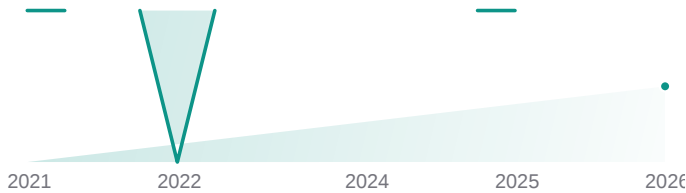


Financing (share of purchase price) Loan (LTV) 75% · Down payment 25%



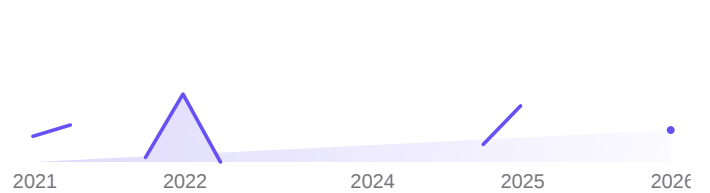
Sellers who sold at a gain

50%



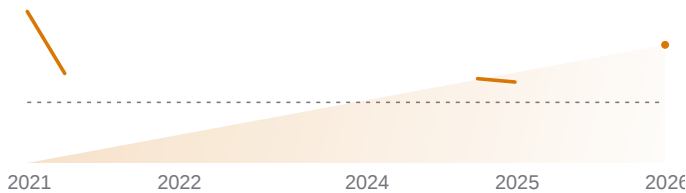
Typical hold before selling

3.1 yrs



Median annualized return at resale

+9.2%



HOUSING STOCK

Homes	211
Median value (AVM)	\$140K
Median size	1,248 ft²
Median year built	1936
Single family	90%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	62%
Underwater (LTV 125% or more)	2.7%
Owner occupied	90%
Company owned	7.1%
Median loan-to-value	24%
Typical ownership tenure	19.4 yrs

COMMUNITY

Population	337
Density	1,234 / mi²
Median household income	\$64K
Average household income	\$73K
Crime index (US avg 100)	149
Air pollution index (US avg 100)	85
Earthquake index (US avg 100)	45
Homes occupied	85%
Bachelor's or higher	21%
Poverty rate	13.7%
Unemployment	1.5%
Average temp	53°F
Annual precip	38 in
Sunshine	59%

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.