

# Kell

City · IL · Illinois > Marion County

BUYER'S MARKET

**\$144K**

MEDIAN SALE PRICE

**+72.8%**

1-YR CHANGE

**10**

SALES (12 MO)

**\$131K**

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 23 / 100



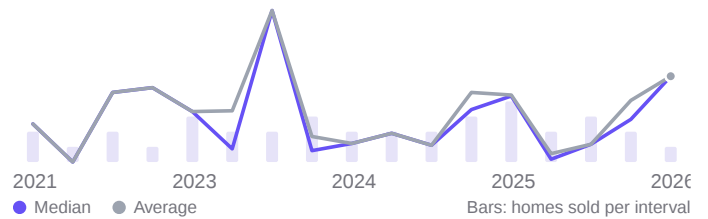
## MARKET TRENDS (5 YEARS)

Market temperature (0–100)

23 / 100

Sale prices

Median \$188K · Average \$188K

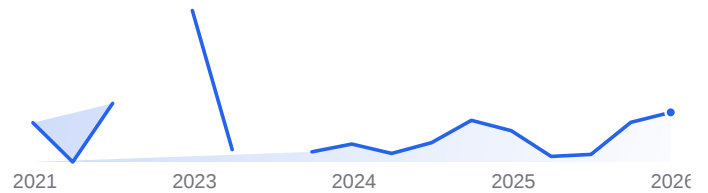
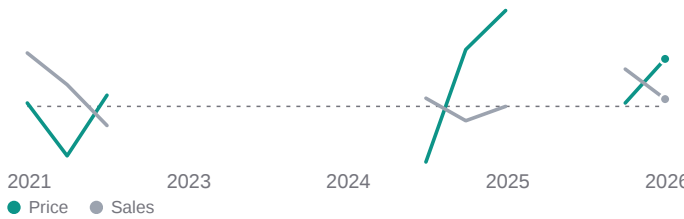


Growth (year over year)

Price +72.8% · Sales +11.1%

Price per square foot

\$112/ft²

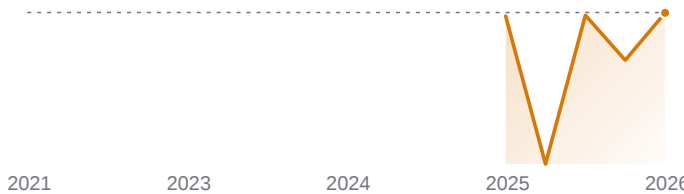


Sale premium vs estimated value

-0.2%

Annual turnover (share of homes sold)

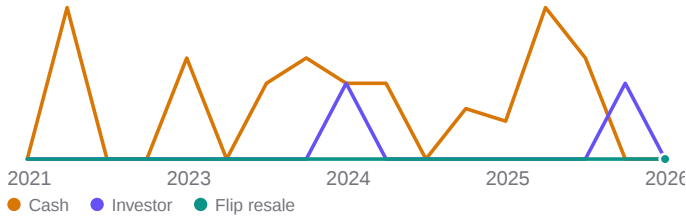
2.7%



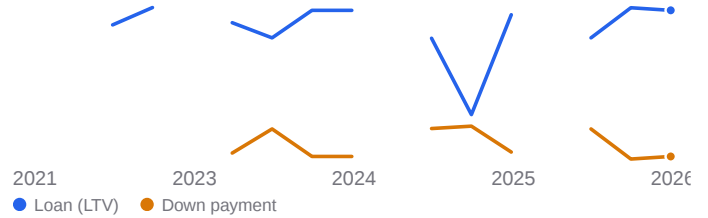
## BUYERS & OUTCOMES

### Buyer mix

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

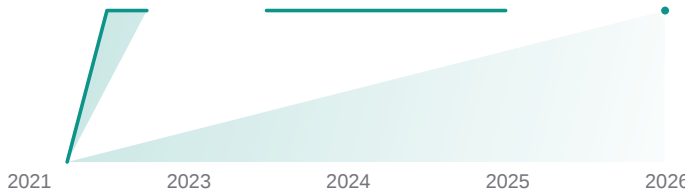


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



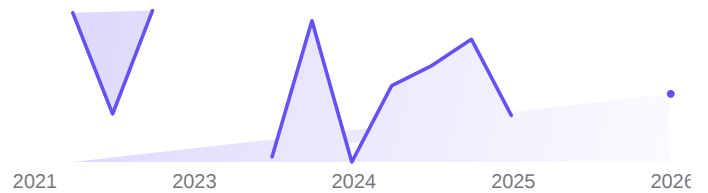
### Sellers who sold at a gain

100%



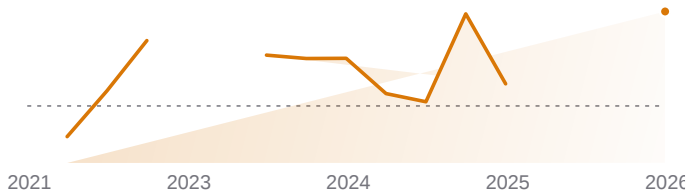
### Typical hold before selling

6.8 yrs



### Median annualized return at resale

+26.1%



### Preforeclosure filings

Filings 1 · Auction stage 1



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 373       |
| Median value (AVM) | \$131K    |
| Median size        | 1,354 ft² |
| Median year built  | 1976      |
| Single family      | 55%       |

## EQUITY & OWNERSHIP

|                               |           |
|-------------------------------|-----------|
| Equity rich (LTV 50% or less) | 64%       |
| Underwater (LTV 125% or more) | 3.2%      |
| Owner occupied                | 86%       |
| Company owned                 | 7.2%      |
| Median loan-to-value          | 31%       |
| Typical ownership tenure      | 126.6 yrs |

## COMMUNITY

|                                  |                       |
|----------------------------------|-----------------------|
| Population                       | 166                   |
| Density                          | 166 / mi <sup>2</sup> |
| Median household income          | \$80K                 |
| Average household income         | \$86K                 |
| Crime index (US avg 100)         | 130                   |
| Air pollution index (US avg 100) | 83                    |
| Earthquake index (US avg 100)    | 182                   |
| Homes occupied                   | 88%                   |
| Bachelor's or higher             | 8%                    |
| Poverty rate                     | 8.4%                  |
| Unemployment                     | 1.6%                  |
| Average temp                     | 55°F                  |
| Annual precip                    | 43 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.