

Tolono

City · IL · Illinois > Champaign County

SELLER'S MARKET

\$232K

MEDIAN SALE PRICE

+1.8%

1-YR CHANGE

59

SALES (12 MO)

\$236K

MEDIAN VALUE (AVM)

Market temperature

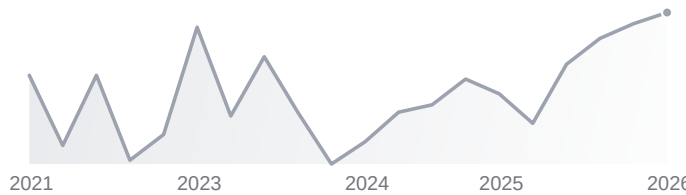
Seller's market · 71 / 100



MARKET TRENDS (5 YEARS)

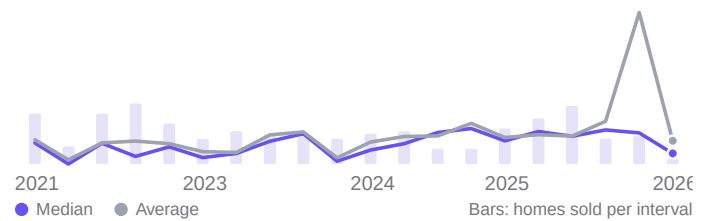
Market temperature (0–100)

71 / 100



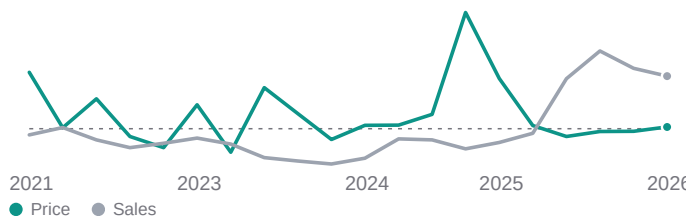
Sale prices

Median \$170K · Average \$225K



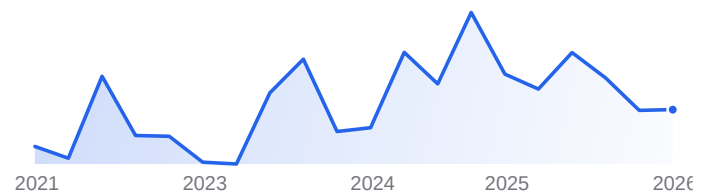
Growth (year over year)

Price +1.8% · Sales +51.3%



Price per square foot

\$156/ft²



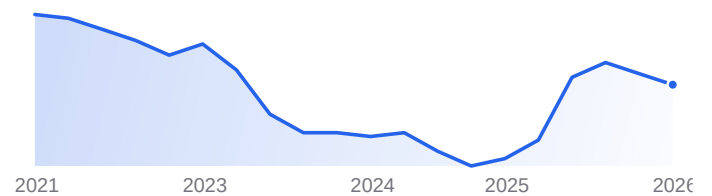
Sale premium vs estimated value

-0.4%



Annual turnover (share of homes sold)

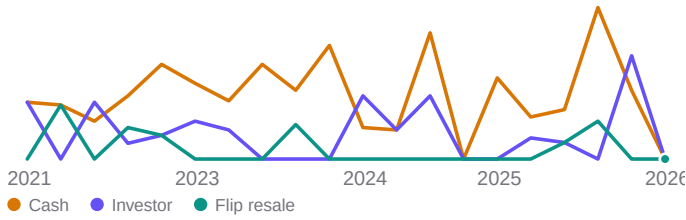
4.0%



BUYERS & OUTCOMES

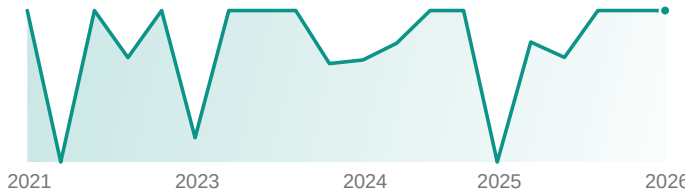
Buyer mix

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



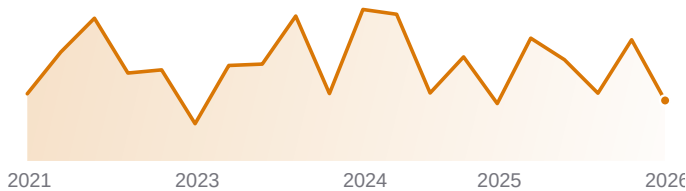
Sellers who sold at a gain

100%

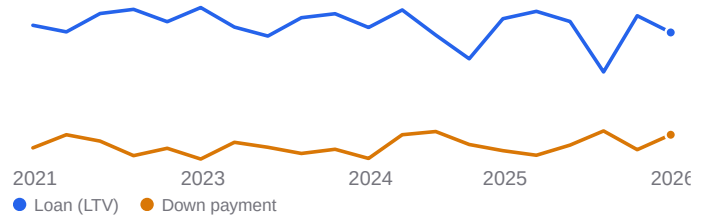


Median annualized return at resale

+2.8%

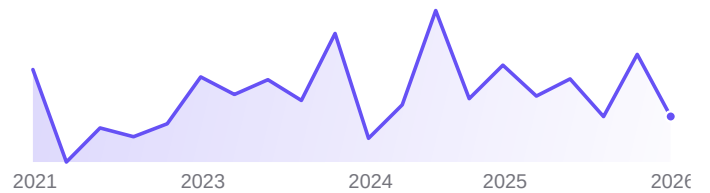


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



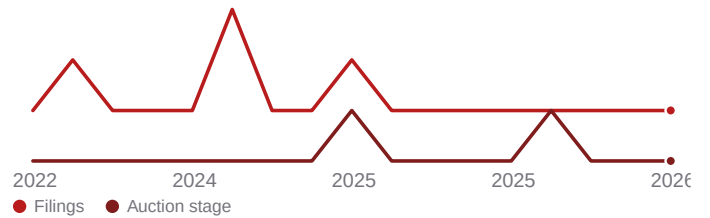
Typical hold before selling

5.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	1,461
Median value (AVM)	\$236K
Median size	1,260 ft²
Median bedrooms	3
Median year built	1978
Single family	92%
Condos	1.2%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	40%
Underwater (LTV 125% or more)	2.8%
Owner occupied	91%
Company owned	9.7%
Median loan-to-value	58%

Typical ownership tenure

12.0 yrs

COMMUNITY

Population	3,692
Density	1,791 / mi ²
Median household income	\$84K
Average household income	\$101K
Crime index (US avg 100)	64
Air pollution index (US avg 100)	89
Earthquake index (US avg 100)	48
Homes occupied	95%
Bachelor's or higher	21%
Poverty rate	5.4%
Unemployment	1.3%
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.