

Avon 61415

ZIP code · IL · Illinois · Fulton County · Avon

BALANCED MARKET

\$399K

MEDIAN SALE PRICE

+10.7%

1-YR CHANGE

16

SALES (12 MO)

\$76K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 58 / 100

Buyer's market

Balanced

Seller's market

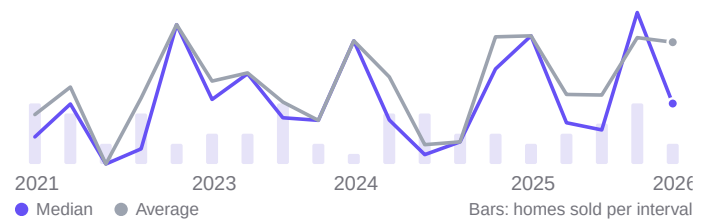
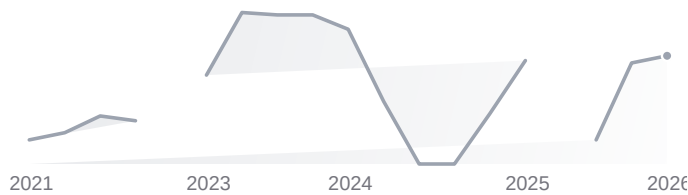
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

58 / 100

Sale prices

Median \$185K · Average \$312K

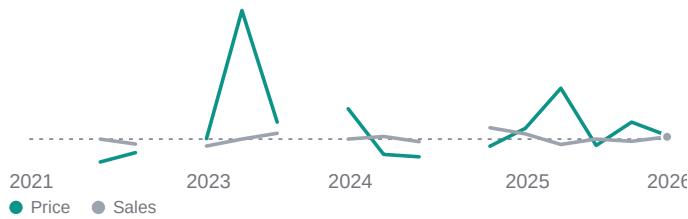


Growth (year over year)

Price +10.7% · Sales +6.7%

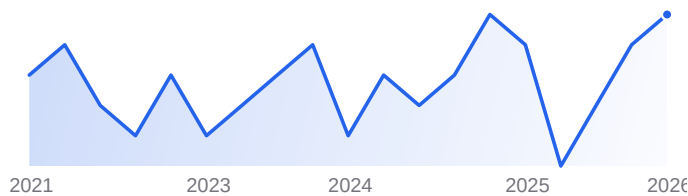
Sale premium vs estimated value

-5.1%



Annual turnover (share of homes sold)

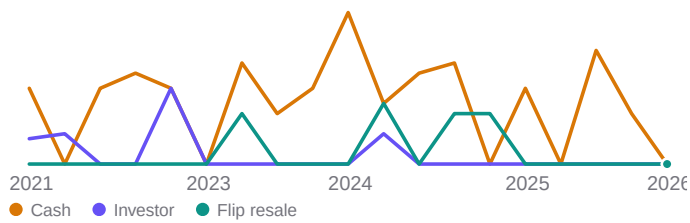
2.2%



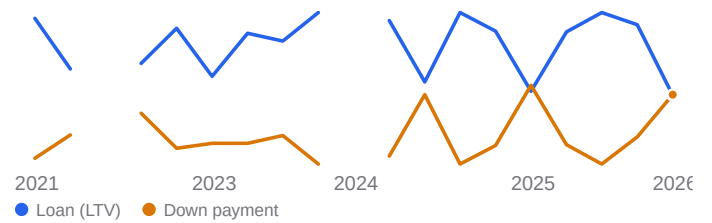
BUYERS & OUTCOMES

Buyer mix

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

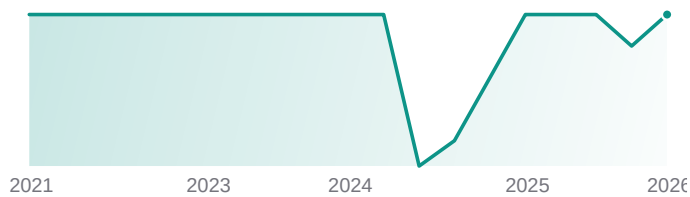


Financing (share of purchase price) Loan (LTV) 46% · Down payment 46%



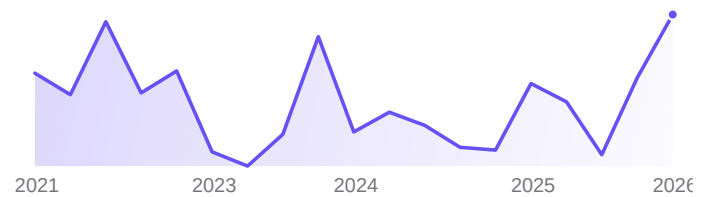
Sellers who sold at a gain

100%



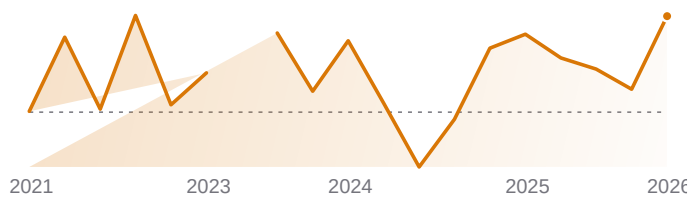
Typical hold before selling

17.8 yrs



Median annualized return at resale

+13.7%



HOUSING STOCK

Homes	732
Median value (AVM)	\$76K
Median size	1,096 ft²
Median year built	1930
Single family	100%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	59%
Underwater (LTV 125% or more)	6.3%
Owner occupied	73%
Company owned	3.1%
Median loan-to-value	41%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	1,527
Density	14 / mi²
Median household income	\$52K
Average household income	\$69K
Crime index (US avg 100)	138
Air pollution index (US avg 100)	77
Earthquake index (US avg 100)	34
Homes occupied	87%
Bachelor's or higher	11%
Poverty rate	11.2%
Unemployment	1.5%
Average temp	51°F
Annual precip	37 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.