

Fairbury 61739

ZIP code · IL · Illinois > Livingston County > Fairbury

BALANCED MARKET

\$150K

MEDIAN SALE PRICE

-40.3%

1-YR CHANGE

77

SALES (12 MO)

\$184K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 41 / 100



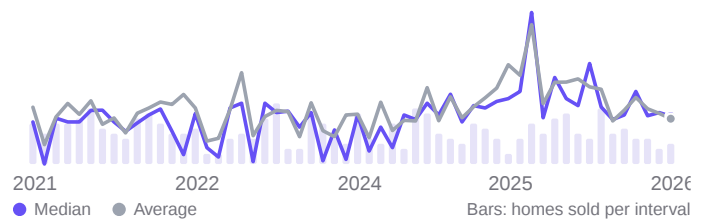
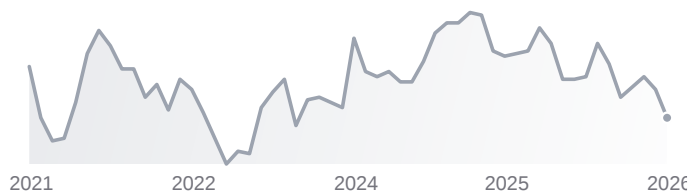
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

41 / 100

Sale prices

Median \$148K · Average \$142K

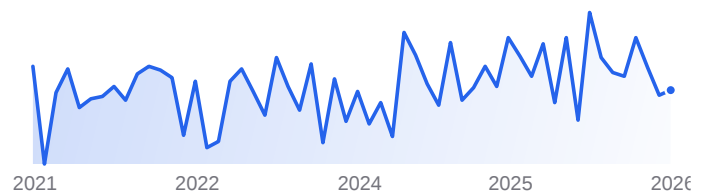
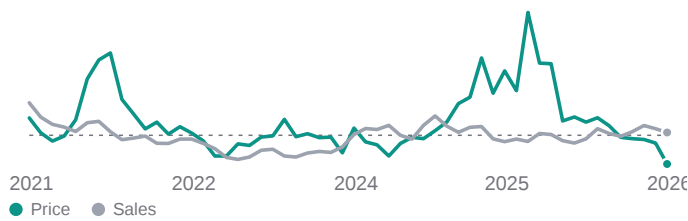


Growth (year over year)

Price -40.3% · Sales +4.1%

Price per square foot

\$79/ft²

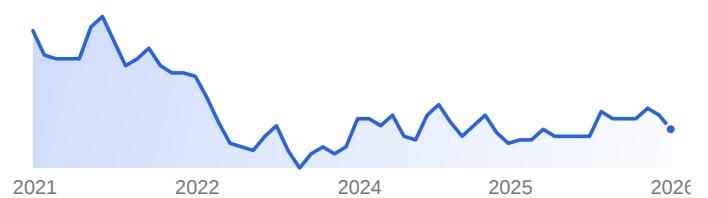
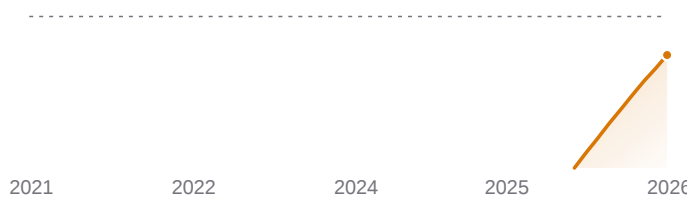


Sale premium vs estimated value

-1.4%

Annual turnover (share of homes sold)

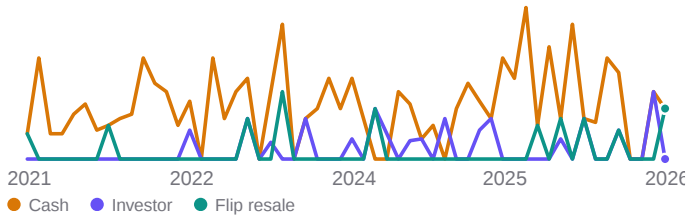
4.2%



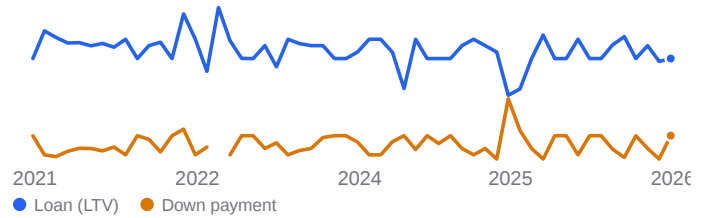
BUYERS & OUTCOMES

Buyer mix

Cash 25% · Investor 0% · Flip resale 25%

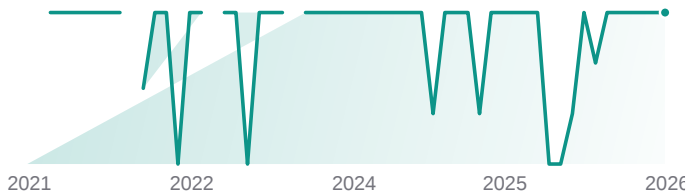


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



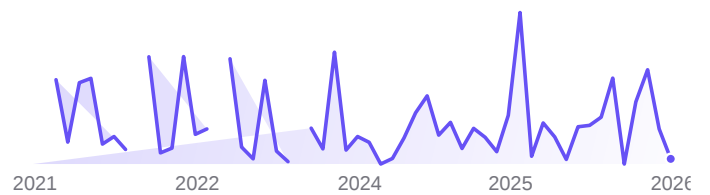
Sellers who sold at a gain

100%



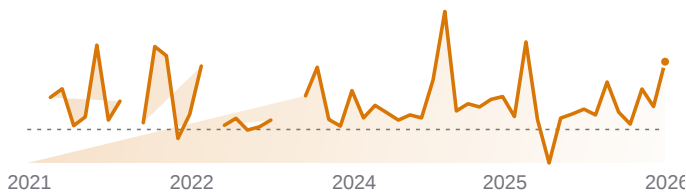
Typical hold before selling

1.0 yrs



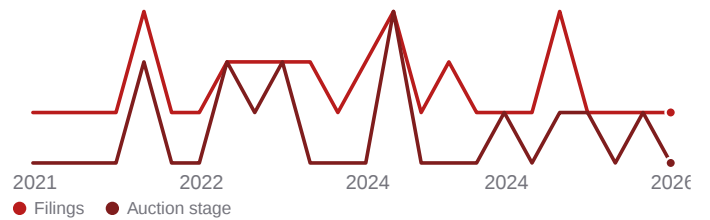
Median annualized return at resale

+20.2%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	1,819
Median value (AVM)	\$184K
Median size	1,848 ft²
Median bedrooms	3
Median year built	1953
Single family	86%
Condos	3.7%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	48%
Underwater (LTV 125% or more)	4.1%
Owner occupied	82%
Company owned	12%
Median loan-to-value	53%

Typical ownership tenure

126.6 yrs

COMMUNITY

Population	4,870
Density	48 / mi²
Median household income	\$79K
Average household income	\$98K
Crime index (US avg 100)	86
Air pollution index (US avg 100)	77
Earthquake index (US avg 100)	43
Homes occupied	92%
Bachelor's or higher	18%
Poverty rate	2.8%
Unemployment	1.4%
Average temp	51°F
Annual precip	37 in
Sunshine	56%

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