

Flanagan 61740

ZIP code · IL · Illinois · Livingston County · Flanagan

SELLER'S MARKET

\$152K

MEDIAN SALE PRICE

+62.0%

1-YR CHANGE

29

SALES (12 MO)

\$156K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 63 / 100

Buyer's market

Balanced

Seller's market

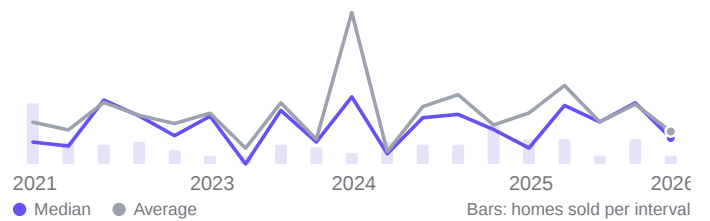
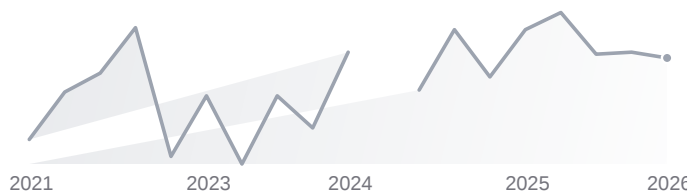
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

63 / 100

Sale prices

Median \$91K · Average \$105K

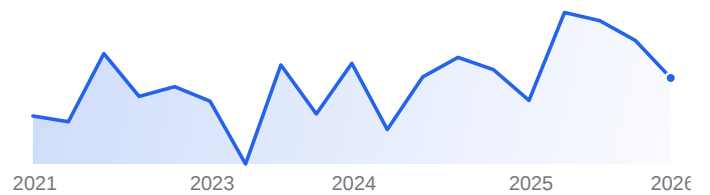
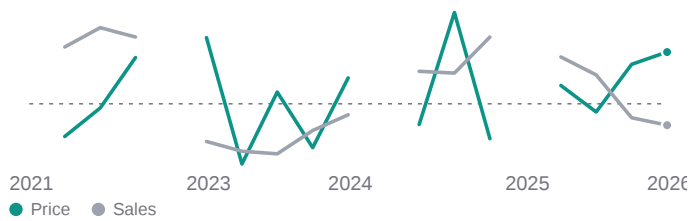


Growth (year over year)

Price +62.0% · Sales -25.6%

Price per square foot

\$80/ft²



Sale premium vs estimated value

-1.7%

Annual turnover (share of homes sold)

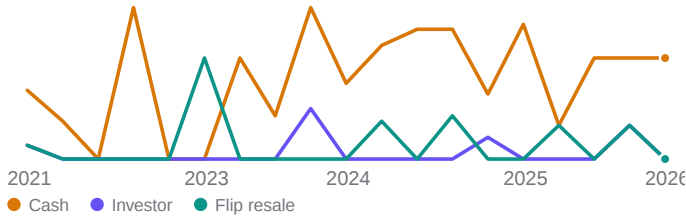
4.4%



BUYERS & OUTCOMES

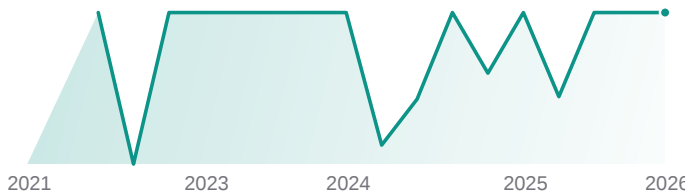
Buyer mix

Cash 33% · Investor 0% · Flip resale 0%



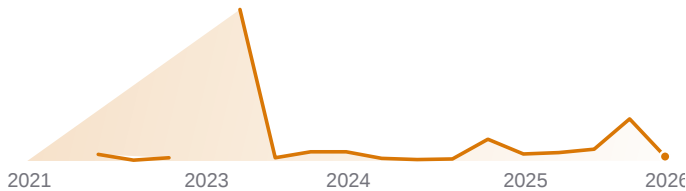
Sellers who sold at a gain

100%

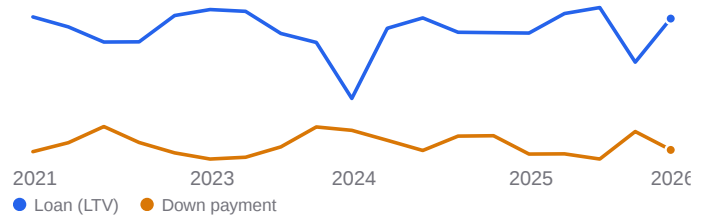


Median annualized return at resale

+4.4%

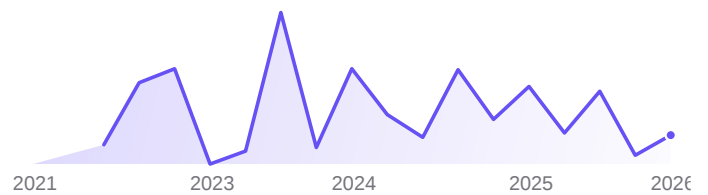


Financing (share of purchase price) Loan (LTV) 92% · Down payment 7.7%



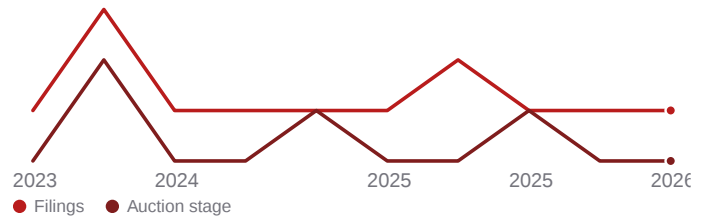
Typical hold before selling

3.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	654
Median value (AVM)	\$156K
Median size	1,728 ft²
Median bedrooms	3
Median year built	1938
Single family	87%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	51%
Underwater (LTV 125% or more)	2.2%
Owner occupied	74%
Company owned	14%
Median loan-to-value	49%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	1,040
Density	15 / mi²
Median household income	\$87K
Average household income	\$98K
Crime index (US avg 100)	129
Air pollution index (US avg 100)	87
Earthquake index (US avg 100)	33
Homes occupied	89%
Bachelor's or higher	24%
Poverty rate	7.2%
Unemployment	1.5%
Average temp	51°F
Annual precip	37 in
Sunshine	56%

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.