

Maroa 61756

ZIP code · IL · Illinois · Macon County · Maroa

BUYER'S MARKET

\$107K

MEDIAN SALE PRICE

-30.8%

1-YR CHANGE

34

SALES (12 MO)

\$131K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 39 / 100



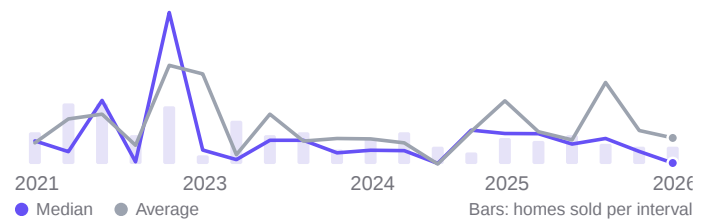
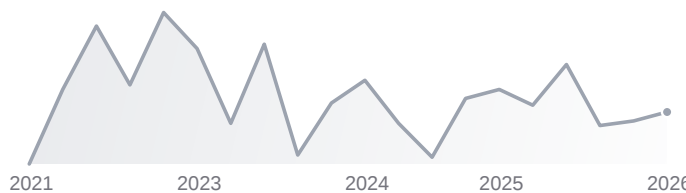
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

39 / 100

Sale prices

Median \$79K · Average \$147K

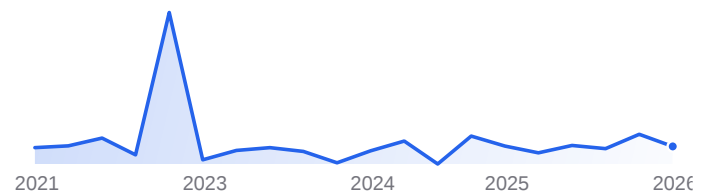
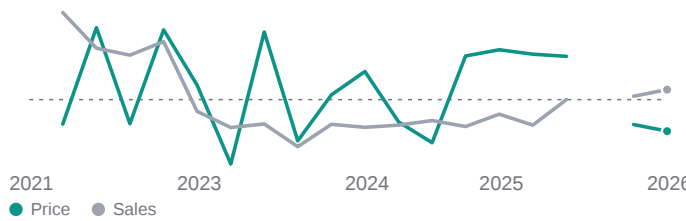


Growth (year over year)

Price -30.8% · Sales +9.7%

Price per square foot

\$105/ft²

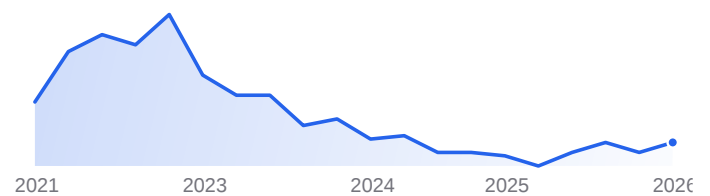


Sale premium vs estimated value

+1.2%

Annual turnover (share of homes sold)

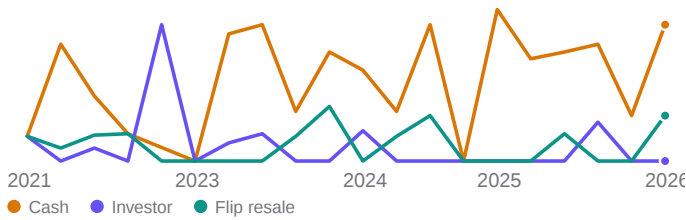
3.9%



BUYERS & OUTCOMES

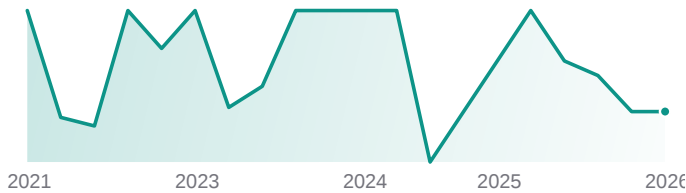
Buyer mix

Cash 50% · Investor 0% · Flip resale 17%



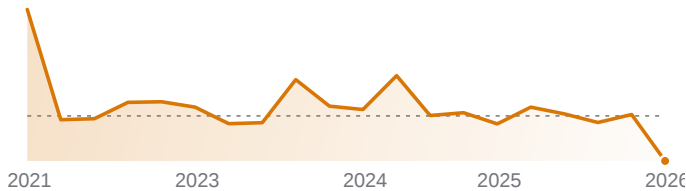
Sellers who sold at a gain

67%

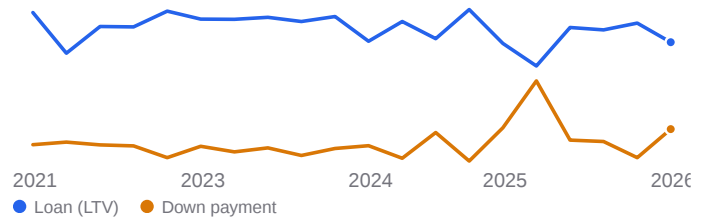


Median annualized return at resale

-36.0%

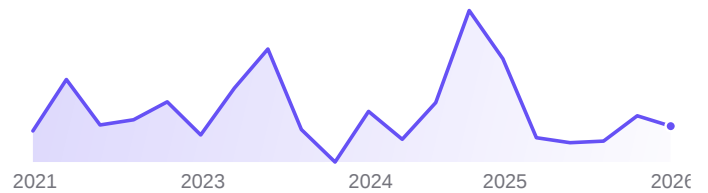


Financing (share of purchase price) Loan (LTV) 78% · Down payment 22%



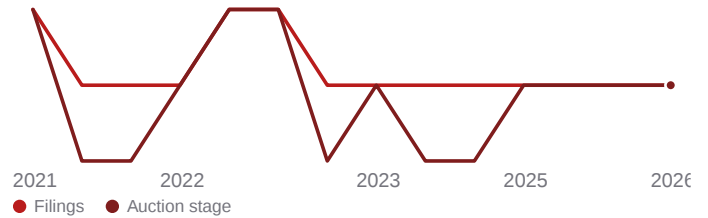
Typical hold before selling

4.3 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	880
Median value (AVM)	\$131K
Median size	1,226 ft²
Median bedrooms	3
Median year built	1951
Single family	88%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	47%
Underwater (LTV 125% or more)	5.6%
Owner occupied	80%
Company owned	11%
Median loan-to-value	53%
Typical ownership tenure	20.6 yrs

COMMUNITY

Population	2,393
Density	32 / mi²
Median household income	\$80K
Average household income	\$106K
Crime index (US avg 100)	86
Air pollution index (US avg 100)	93
Earthquake index (US avg 100)	46
Homes occupied	91%
Bachelor's or higher	19%
Poverty rate	5.9%
Unemployment	1.7%
Average temp	52°F
Annual precip	39 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.