

Urbana 61802

ZIP code · IL · Illinois · Champaign County · Urbana

SELLER'S MARKET

\$207K

MEDIAN SALE PRICE

+0.4%

1-YR CHANGE

326

SALES (12 MO)

\$196K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 65 / 100

Buyer's market

Balanced

Seller's market

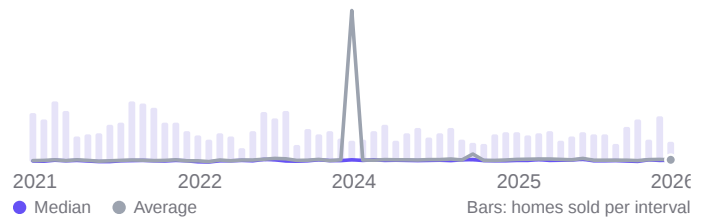
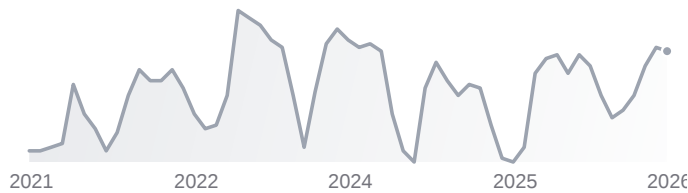
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

65 / 100

Sale prices

Median \$205K · Average \$229K

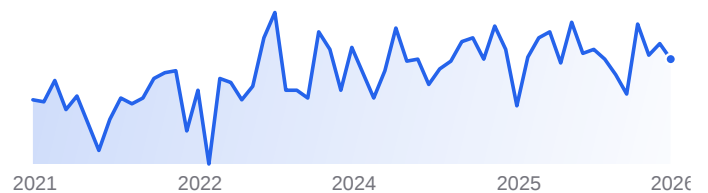
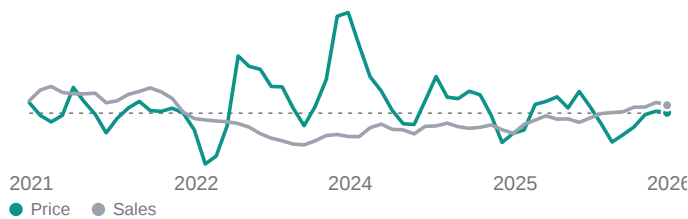


Growth (year over year)

Price +0.4% · Sales +7.2%

Price per square foot

\$144/ft²

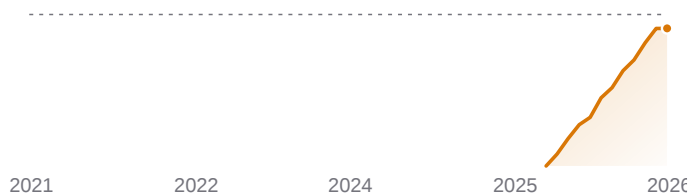


Sale premium vs estimated value

-0.6%

Annual turnover (share of homes sold)

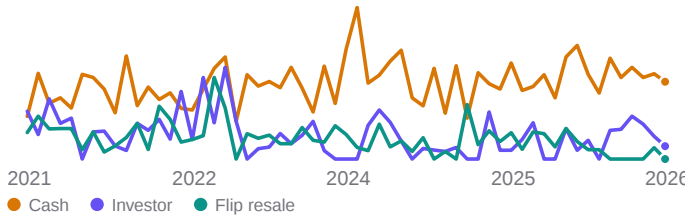
5.7%



BUYERS & OUTCOMES

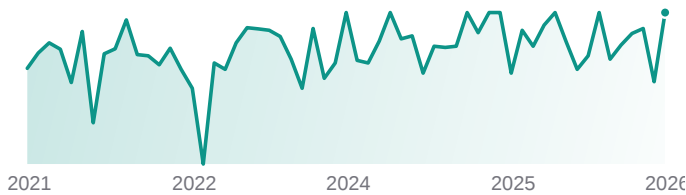
Buyer mix

Cash 32% · Investor 5.3% · Flip resale 0%



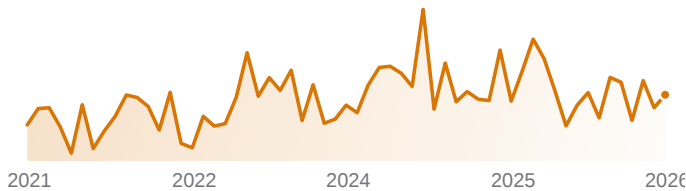
Sellers who sold at a gain

100%

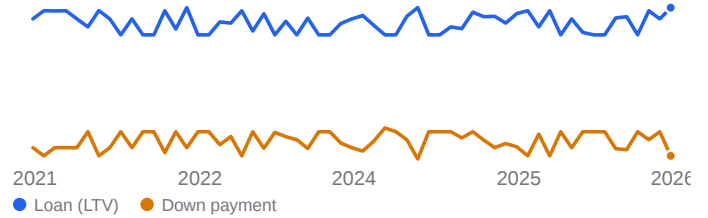


Median annualized return at resale

+4.4%

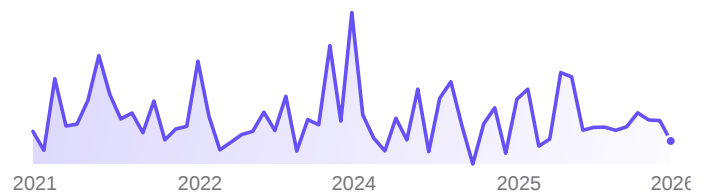


Financing (share of purchase price) Loan (LTV) 97% · Down payment 5.0%



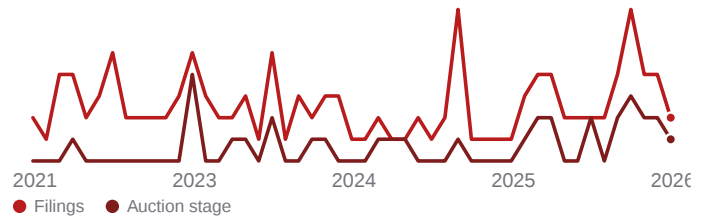
Typical hold before selling

4.1 yrs



Preforeclosure filings

Filings 2 · Auction stage 1



HOUSING STOCK

Homes	5,721
Median value (AVM)	\$196K
Median size	1,225 ft²
Median bedrooms	3
Median year built	1973
Single family	89%
Condos	6.4%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	48%
Underwater (LTV 125% or more)	3.1%
Owner occupied	81%
Company owned	16%
Median loan-to-value	53%

Typical ownership tenure

9.0 yrs

COMMUNITY

Population	22,969
Density	289 / mi²
Median household income	\$63K
Average household income	\$76K
Crime index (US avg 100)	103
Air pollution index (US avg 100)	87
Earthquake index (US avg 100)	50
Homes occupied	90%
Bachelor's or higher	18%
Poverty rate	18.2%
Unemployment	1.2%
Average temp	52°F
Annual precip	40 in
Sunshine	56%

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