

Armstrong 61812

ZIP code · IL · Illinois · Vermilion County

\$90K

MEDIAN SALE PRICE

7

SALES (12 MO)

\$148K

MEDIAN VALUE (AVM)

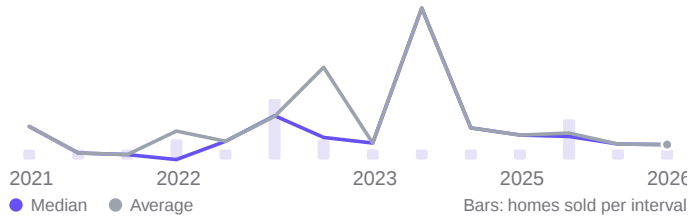
MARKET TRENDS (5 YEARS)

Sale prices

Median \$90K · Average \$90K

Growth (year over year)

Price -45.2% · Sales +66.7%

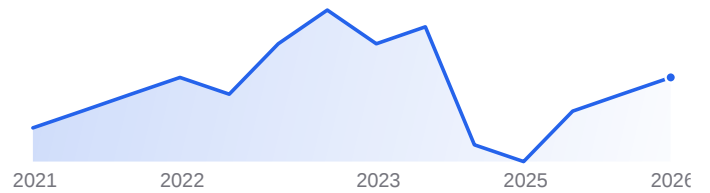


Sale premium vs estimated value

-27.9%

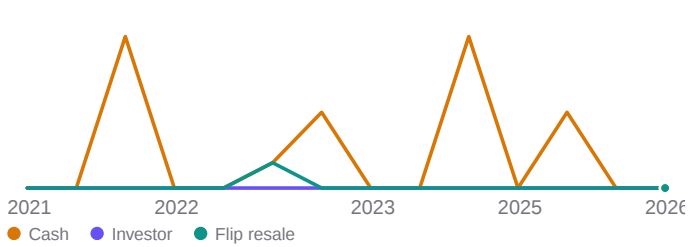
Annual turnover (share of homes sold)

3.5%

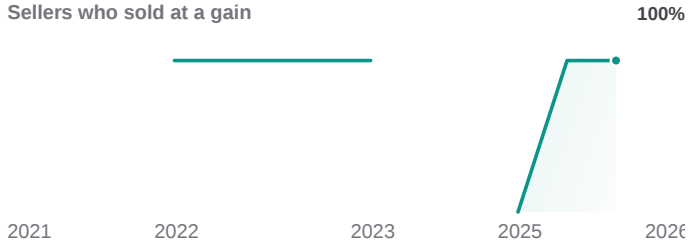


BUYERS & OUTCOMES

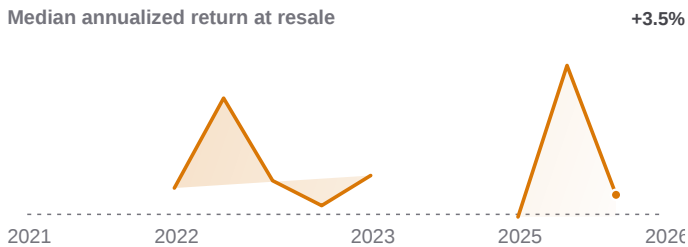
Buyer mix



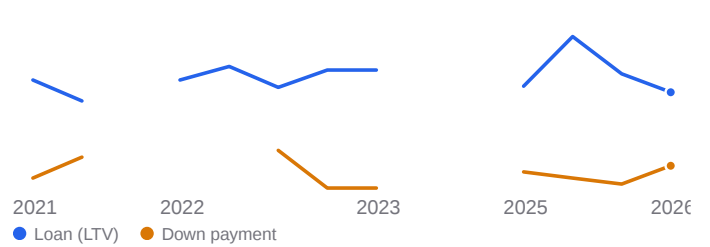
Sellers who sold at a gain



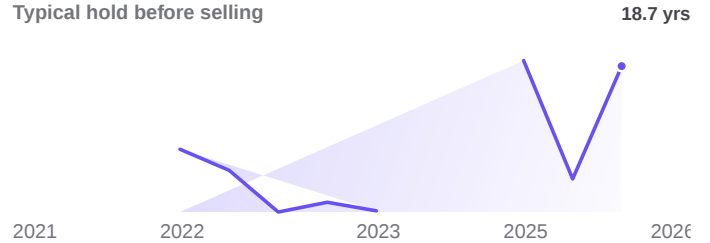
Median annualized return at resale



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



Typical hold before selling



HOUSING STOCK

Homes	199
Median value (AVM)	\$148K
Single family	67%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	67%
Underwater (LTV 125% or more)	4.0%
Owner occupied	63%
Company owned	18%
Median loan-to-value	29%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	503
Density	17 / mi²
Median household income	\$76K
Average household income	\$86K
Crime index (US avg 100)	65
Air pollution index (US avg 100)	92
Earthquake index (US avg 100)	39
Homes occupied	92%
Bachelor's or higher	13%
Poverty rate	8.9%
Unemployment	2.0%
Average temp	51°F
Annual precip	39 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.