

Broadlands 61816

ZIP code · IL · Illinois > Champaign County > Broadlands

SELLER'S MARKET

\$241K

MEDIAN SALE PRICE

+64.7%

1-YR CHANGE

11

SALES (12 MO)

\$144K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 72 / 100

Buyer's market

Balanced

Seller's market

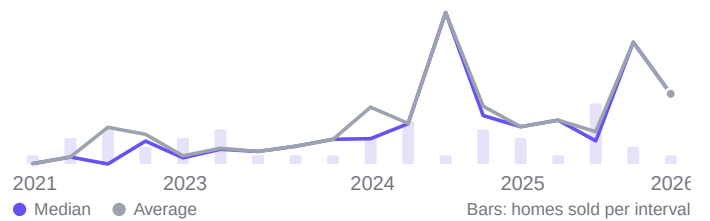
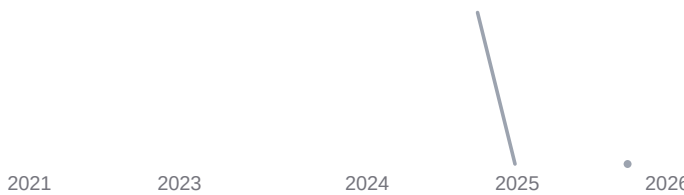
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

72 / 100

Sale prices

Median \$241K · Average \$241K

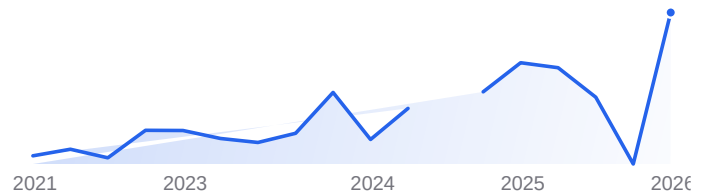
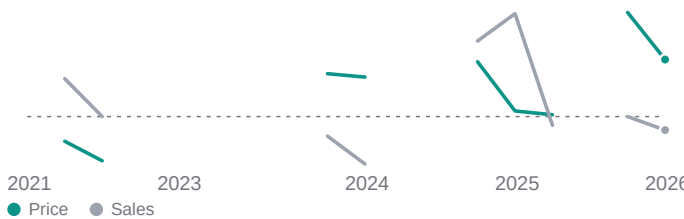


Growth (year over year)

Price +64.7% · Sales -15.4%

Price per square foot

\$174/ft²

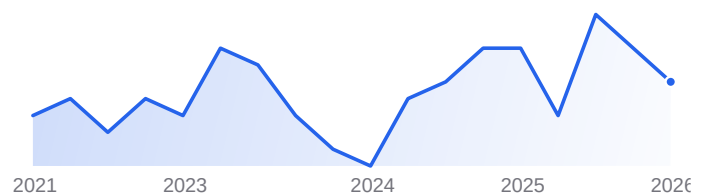
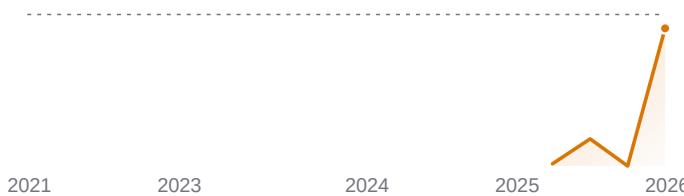


Sale premium vs estimated value

-0.3%

Annual turnover (share of homes sold)

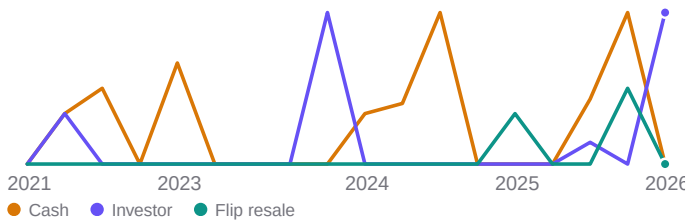
5.3%



BUYERS & OUTCOMES

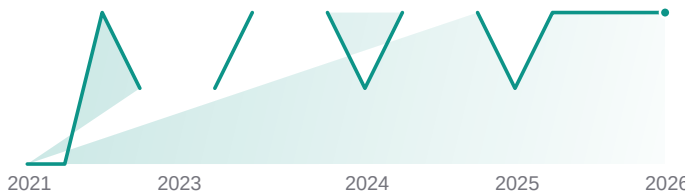
Buyer mix

Cash 0% · Investor 100% · Flip resale 0%



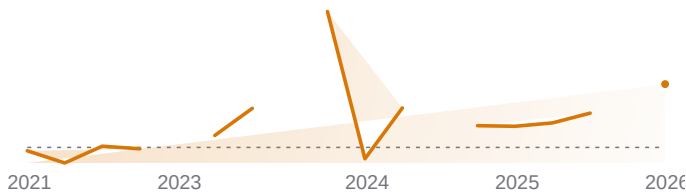
Sellers who sold at a gain

100%

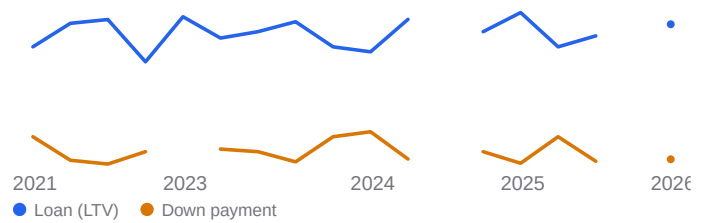


Median annualized return at resale

+12.5%

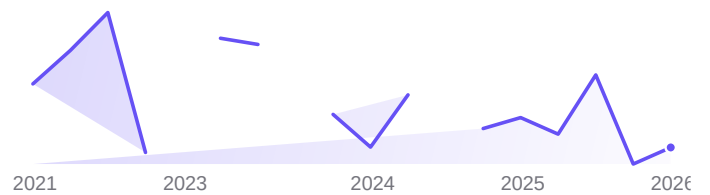


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



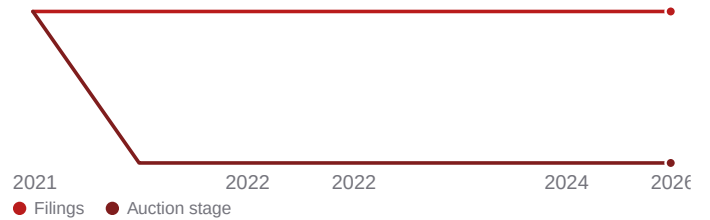
Typical hold before selling

1.8 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	207
Median value (AVM)	\$144K
Median size	1,316 ft²
Median bedrooms	3
Median year built	1941
Single family	89%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	54%
Underwater (LTV 125% or more)	6.5%
Owner occupied	88%
Company owned	6.8%
Median loan-to-value	44%
Typical ownership tenure	11.7 yrs

COMMUNITY

Population	334
Density	11 / mi²
Median household income	\$111K
Average household income	\$109K
Crime index (US avg 100)	88
Air pollution index (US avg 100)	90
Earthquake index (US avg 100)	52
Homes occupied	92%
Bachelor's or higher	23%
Poverty rate	9.8%
Unemployment	1.3%
Average temp	52°F
Annual precip	40 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.