

Catlin 61817

ZIP code · IL · Illinois > Vermilion County > Catlin

SELLER'S MARKET

\$151K

MEDIAN SALE PRICE

-16.4%

1-YR CHANGE

55

SALES (12 MO)

\$161K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 66 / 100

Buyer's market

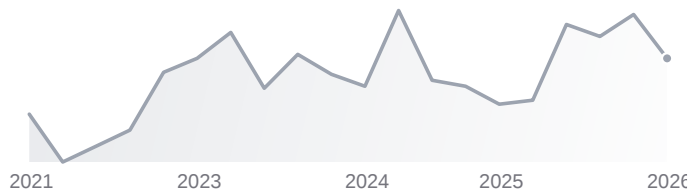
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

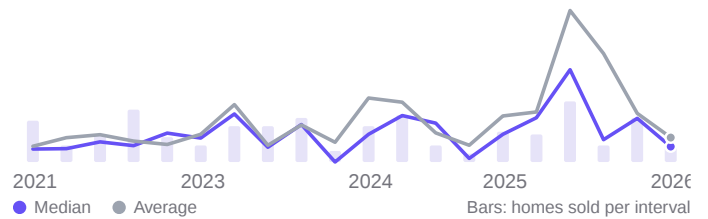
Market temperature (0–100)

66 / 100



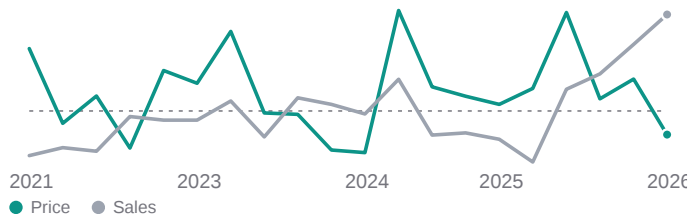
Sale prices

Median \$111K · Average \$128K



Growth (year over year)

Price -16.4% · Sales +66.7%



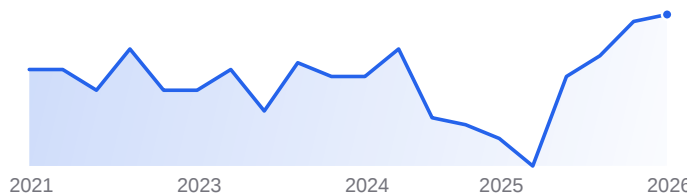
Sale premium vs estimated value

+67.7%



Annual turnover (share of homes sold)

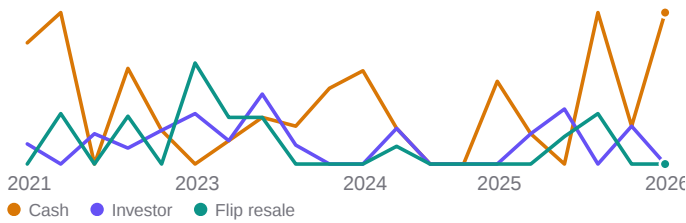
5.3%



BUYERS & OUTCOMES

Buyer mix

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



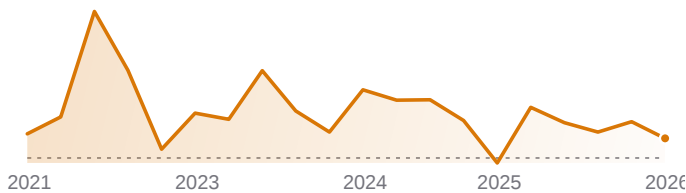
Sellers who sold at a gain

100%

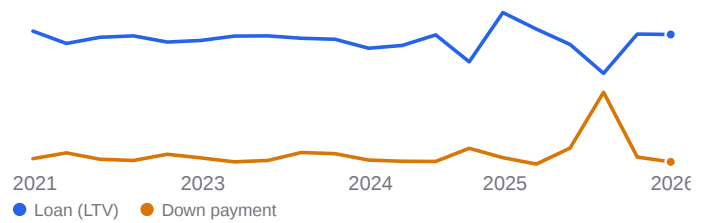


Median annualized return at resale

+3.1%

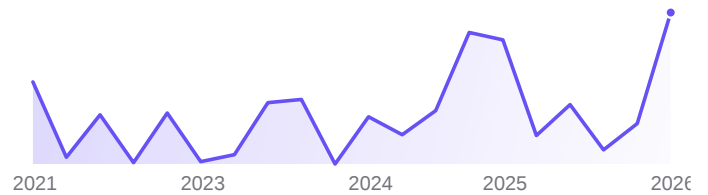


Financing (share of purchase price) Loan (LTV) 97% · Down payment 3.4%



Typical hold before selling

13.3 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,046
Median value (AVM)	\$161K
Single family	93%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	48%
Underwater (LTV 125% or more)	4.7%
Owner occupied	83%
Company owned	11%
Median loan-to-value	52%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	3,909
Density	103 / mi²
Median household income	\$63K
Average household income	\$79K
Crime index (US avg 100)	75
Air pollution index (US avg 100)	88
Earthquake index (US avg 100)	51
Homes occupied	92%
Bachelor's or higher	10%
Poverty rate	9.4%
Unemployment	1.8%
Average temp	52°F
Annual precip	39 in
Sunshine	56%

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.