

Champaign 61820

ZIP code · IL · Illinois · Champaign County · Champaign

SELLER'S MARKET

\$223K

MEDIAN SALE PRICE

+11.3%

1-YR CHANGE

262

SALES (12 MO)

\$187K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 64 / 100



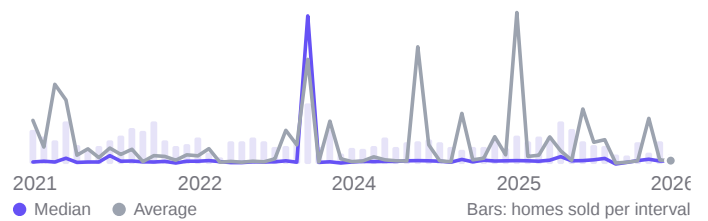
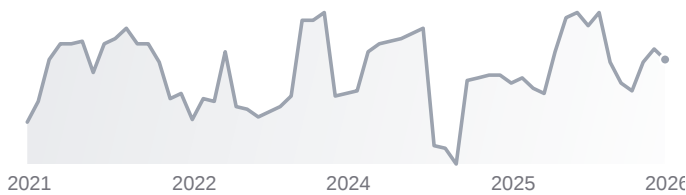
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

64 / 100

Sale prices

Median \$200K · Average \$212K

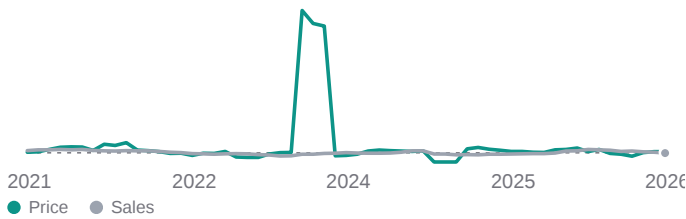


Growth (year over year)

Price +11.3% · Sales -2.6%

Price per square foot

\$276/ft²



Sale premium vs estimated value

-0.4%

Annual turnover (share of homes sold)

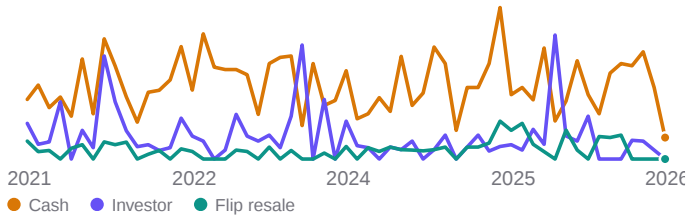
5.3%



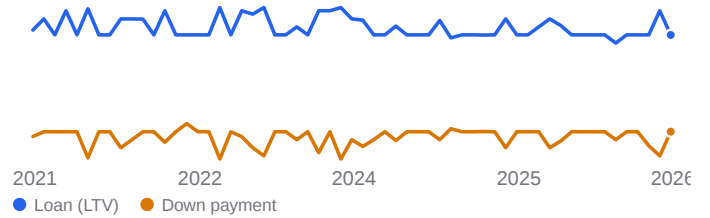
BUYERS & OUTCOMES

Buyer mix

Cash 10% · Investor 0% · Flip resale 0%



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



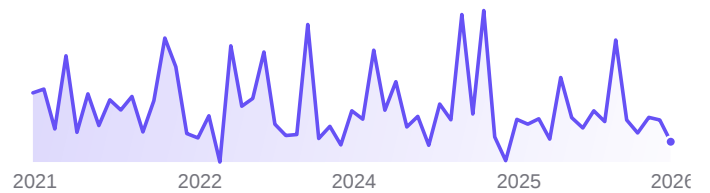
Sellers who sold at a gain

100%



Typical hold before selling

3.9 yrs



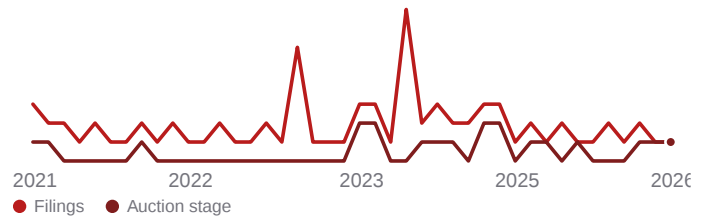
Median annualized return at resale

+8.0%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	4,966
Median value (AVM)	\$187K
Median size	1,056 ft²
Median bedrooms	2
Median year built	1940
Single family	76%
Condos	8.8%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	53%
Underwater (LTV 125% or more)	3.3%
Owner occupied	66%
Company owned	29%
Median loan-to-value	48%

Typical ownership tenure

8.7 yrs

COMMUNITY

Population	41,375
Density	7,160 / mi²
Median household income	\$37K
Average household income	\$51K
Crime index (US avg 100)	126
Air pollution index (US avg 100)	82
Earthquake index (US avg 100)	45
Homes occupied	88%
Bachelor's or higher	20%
Poverty rate	38.2%
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.