

Champaign 61822

ZIP code · IL · Illinois · Champaign County · Champaign

BALANCED MARKET

\$335K

MEDIAN SALE PRICE

+5.0%

1-YR CHANGE

435

SALES (12 MO)

\$341K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 59 / 100



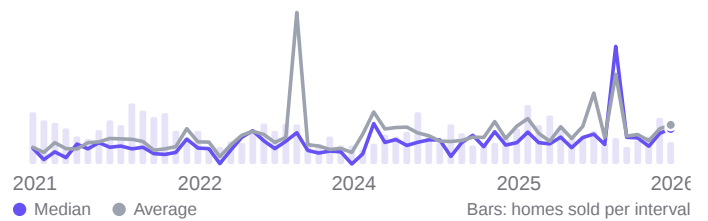
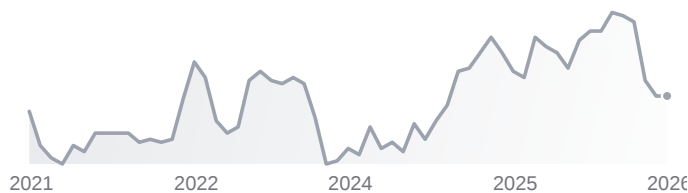
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

59 / 100

Sale prices

Median \$375K · Average \$397K

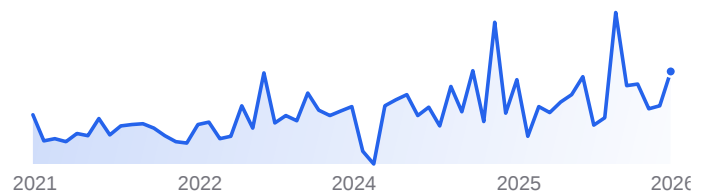
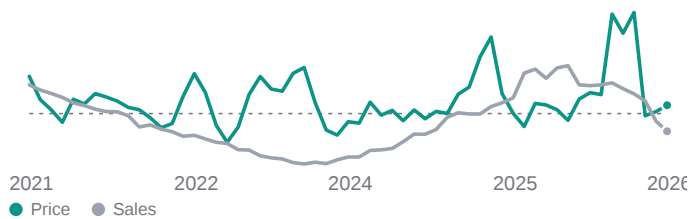


Growth (year over year)

Price +5.0% · Sales -10.5%

Price per square foot

\$221/ft²

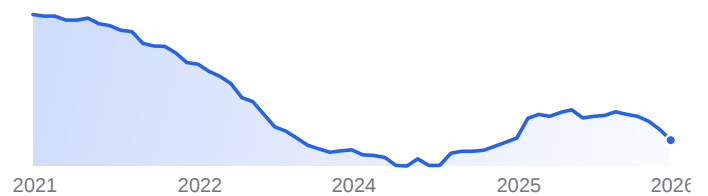


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

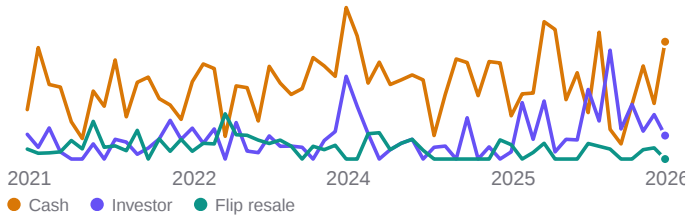
5.2%



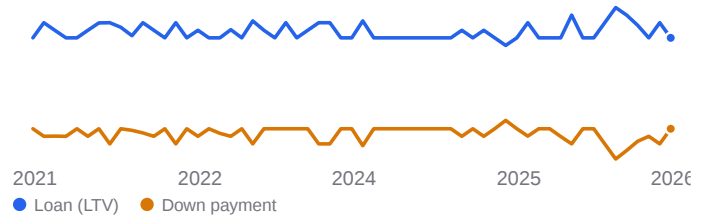
BUYERS & OUTCOMES

Buyer mix

Cash 37% · Investor 7.4% · Flip resale 0%

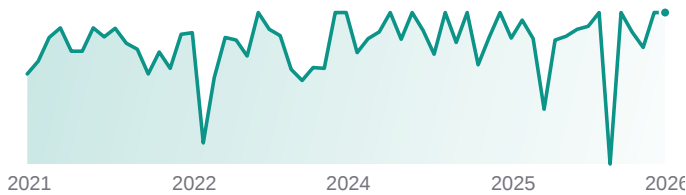


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



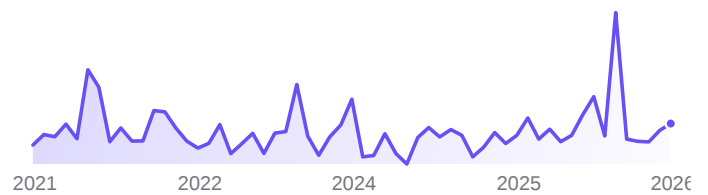
Sellers who sold at a gain

100%



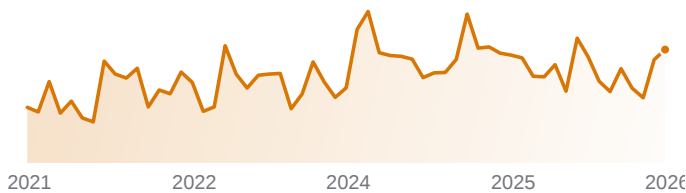
Typical hold before selling

7.8 yrs



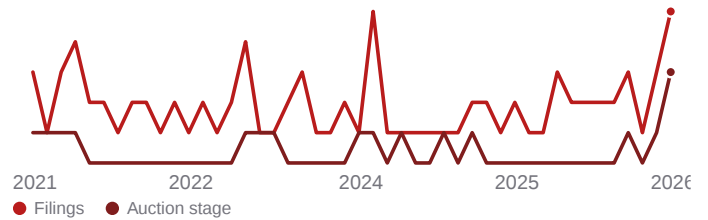
Median annualized return at resale

+5.9%



Preforeclosure filings

Filings 5 · Auction stage 3



HOUSING STOCK

Homes	8,388
Median value (AVM)	\$341K
Median size	1,486 ft²
Median bedrooms	3
Median year built	1990
Single family	85%
Condos	12%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	46%
Underwater (LTV 125% or more)	2.1%
Owner occupied	91%
Company owned	16%
Median loan-to-value	53%

Typical ownership tenure

8.9 yrs

COMMUNITY

Population	27,406
Density	258 / mi²
Median household income	\$95K
Average household income	\$123K
Crime index (US avg 100)	59
Air pollution index (US avg 100)	82
Earthquake index (US avg 100)	49
Homes occupied	93%
Bachelor's or higher	22%
Poverty rate	9.6%
Unemployment	1.5%
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.