

Fairmount 61841

ZIP code · IL · Illinois > Vermilion County > Fairmount

STRONG BUYER'S MARKET

\$138K

MEDIAN SALE PRICE

-45.9%

1-YR CHANGE

12

SALES (12 MO)

\$131K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 5 / 100



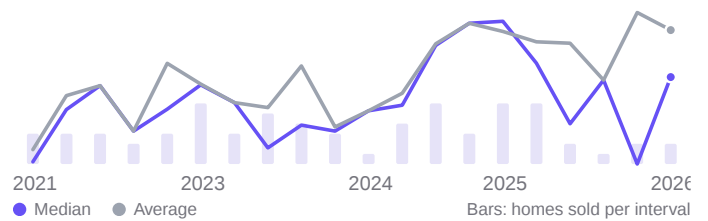
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

5 / 100

Sale prices

Median \$138K · Average \$202K

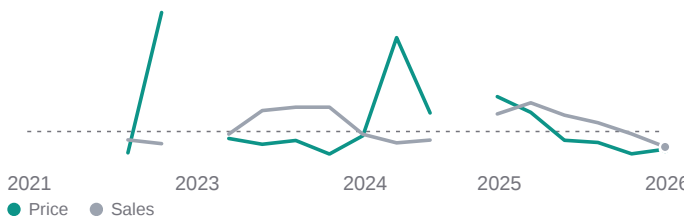


Growth (year over year)

Price -45.9% · Sales -40.0%

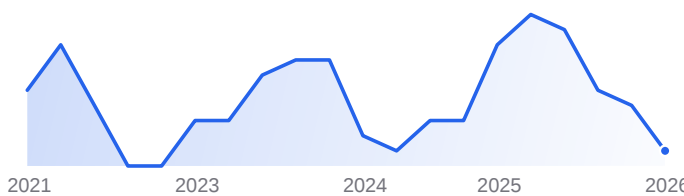
Sale premium vs estimated value

-32.6%



Annual turnover (share of homes sold)

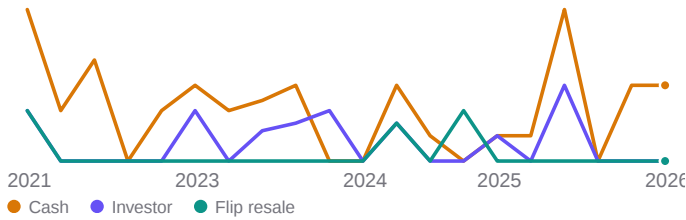
1.9%



BUYERS & OUTCOMES

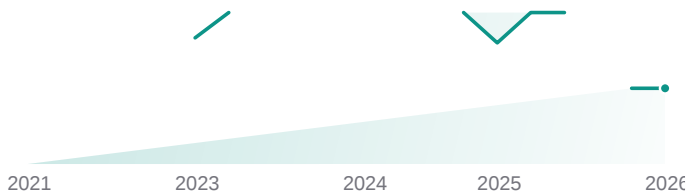
Buyer mix

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



Sellers who sold at a gain

50%

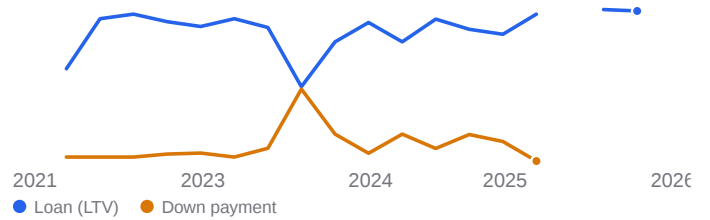


Median annualized return at resale

-9.7%

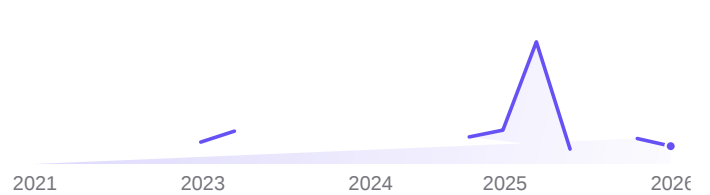


Financing (share of purchase price) Loan (LTV) 100% · Down payment 2.4%



Typical hold before selling

2.7 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	622
Median value (AVM)	\$131K
Single family	82%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	60%
Underwater (LTV 125% or more)	2.6%
Owner occupied	77%
Company owned	9.2%
Median loan-to-value	42%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	1,398
Density	24 / mi²
Median household income	\$72K
Average household income	\$80K
Crime index (US avg 100)	92
Air pollution index (US avg 100)	87
Earthquake index (US avg 100)	48
Homes occupied	92%
Bachelor's or higher	12%
Poverty rate	7.6%
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.