

Farmer City 61842

ZIP code · IL · Illinois > De Witt County > Farmer City

BALANCED MARKET

\$158K

MEDIAN SALE PRICE

-13.9%

1-YR CHANGE

43

SALES (12 MO)

\$170K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 47 / 100



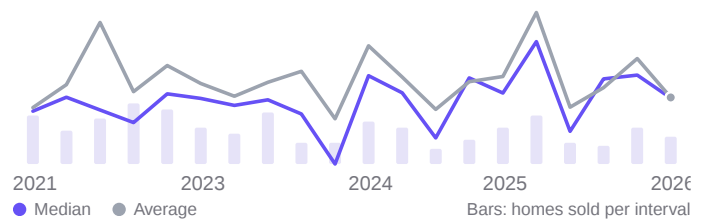
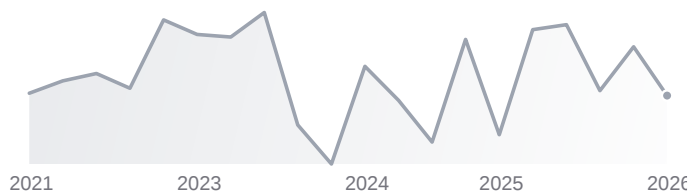
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

47 / 100

Sale prices

Median \$120K · Average \$121K

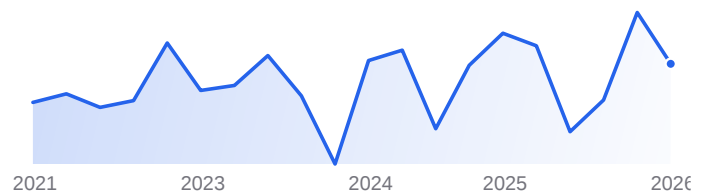
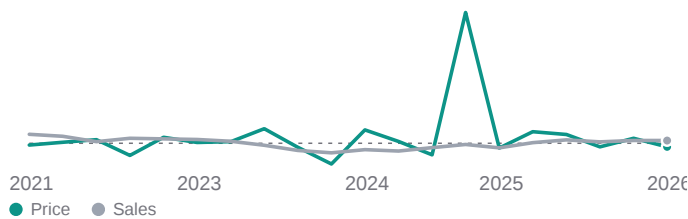


Growth (year over year)

Price -13.9% · Sales +10.3%

Price per square foot

\$100/ft²

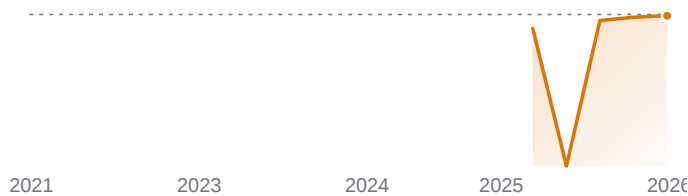


Sale premium vs estimated value

-0.5%

Annual turnover (share of homes sold)

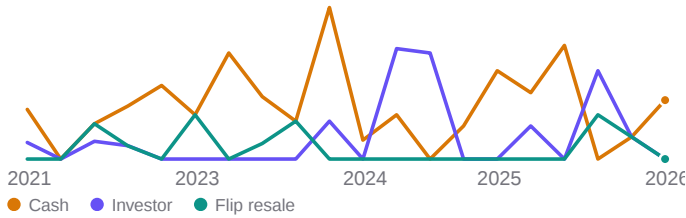
3.9%



BUYERS & OUTCOMES

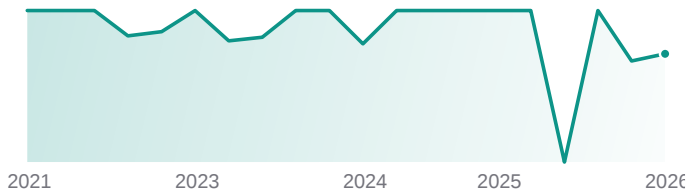
Buyer mix

Cash 22% · Investor 0% · Flip resale 0%



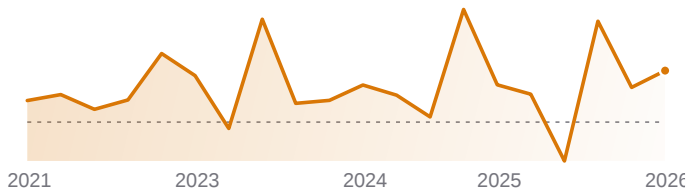
Sellers who sold at a gain

86%

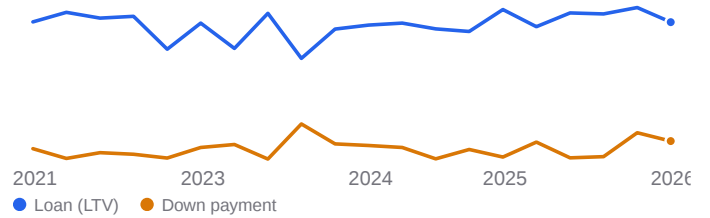


Median annualized return at resale

+10.8%

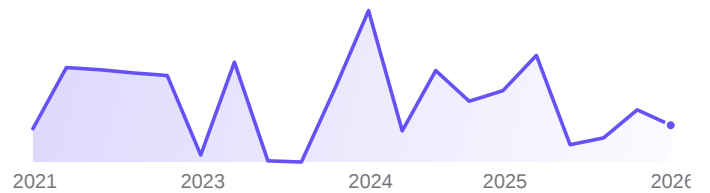


Financing (share of purchase price) Loan (LTV) 90% · Down payment 15%



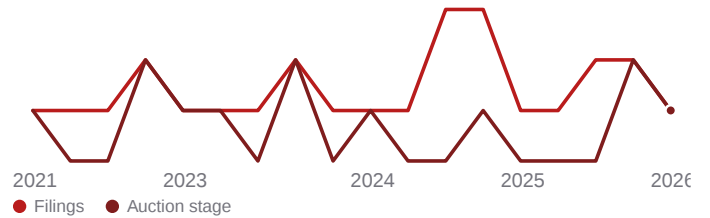
Typical hold before selling

3.2 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,114
Median value (AVM)	\$170K
Median size	1,324 ft²
Median bedrooms	3
Median year built	1952
Single family	88%
Condos	0.7%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	45%
Underwater (LTV 125% or more)	2.1%
Owner occupied	78%
Company owned	11%
Median loan-to-value	55%

Typical ownership tenure

31.0 yrs

COMMUNITY

Population	3,048
Density	31 / mi²
Median household income	\$72K
Average household income	\$91K
Crime index (US avg 100)	114
Air pollution index (US avg 100)	84
Earthquake index (US avg 100)	40
Homes occupied	91%
Bachelor's or higher	14%
Poverty rate	9.1%
Unemployment	1.2%
Average temp	52°F
Annual precip	37 in
Sunshine	59%

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.