

Fisher 61843

ZIP code · IL · Illinois · Champaign County · Fisher

BALANCED MARKET

\$88K

MEDIAN SALE PRICE

-41.2%

1-YR CHANGE

36

SALES (12 MO)

\$206K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 47 / 100



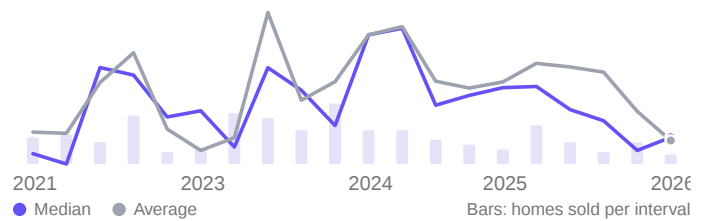
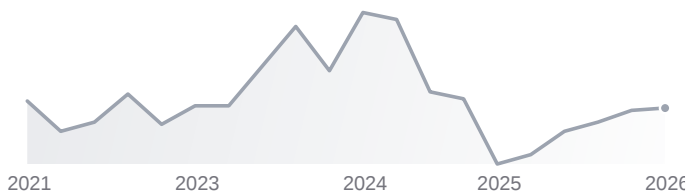
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

47 / 100

Sale prices

Median \$130K · Average \$127K

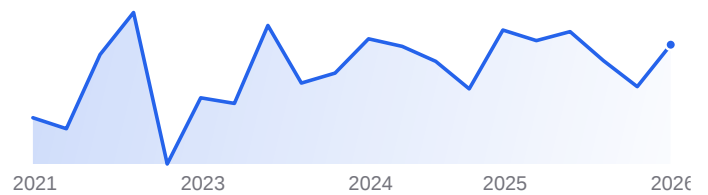
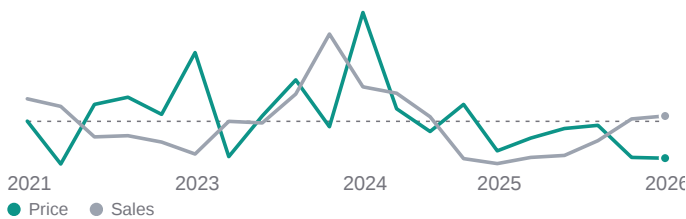


Growth (year over year)

Price -41.2% · Sales +5.9%

Price per square foot

\$145/ft²



Sale premium vs estimated value

-9.1%

Annual turnover (share of homes sold)

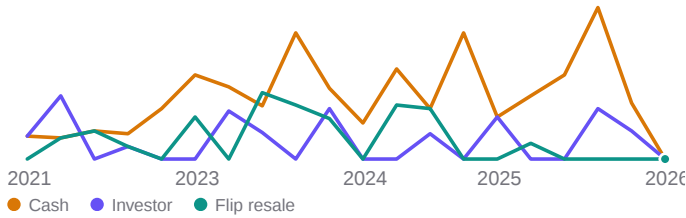
3.8%



BUYERS & OUTCOMES

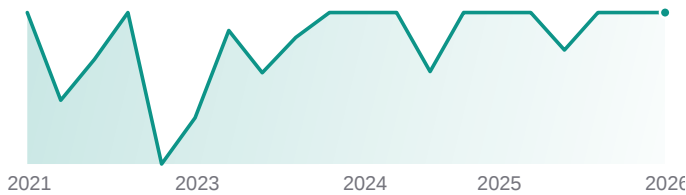
Buyer mix

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



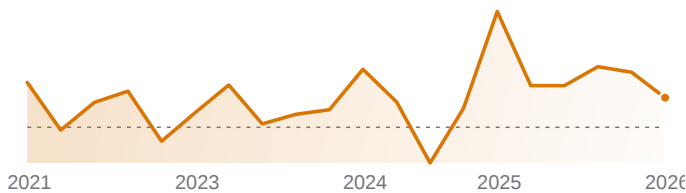
Sellers who sold at a gain

100%

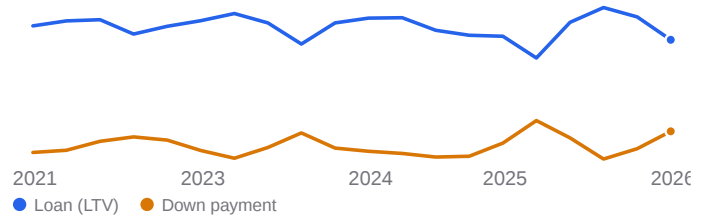


Median annualized return at resale

+4.2%

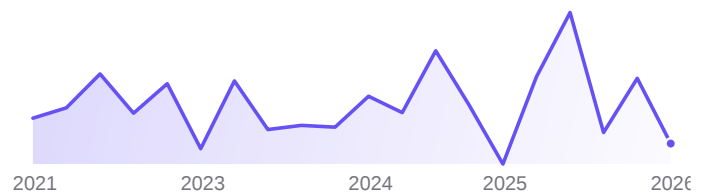


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



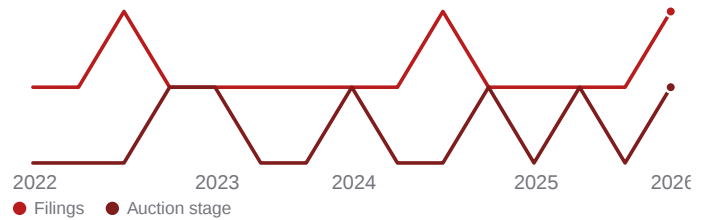
Typical hold before selling

3.2 yrs



Preforeclosure filings

Filings 2 · Auction stage 1



HOUSING STOCK

Homes	942
Median value (AVM)	\$206K
Median size	1,348 ft²
Median bedrooms	3
Median year built	1974
Single family	94%
Condos	0.8%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	43%
Underwater (LTV 125% or more)	3.2%
Owner occupied	89%
Company owned	11%
Median loan-to-value	56%

Typical ownership tenure

9.4 yrs

COMMUNITY

Population	1,513
Density	37 / mi ²
Median household income	\$104K
Average household income	\$125K
Crime index (US avg 100)	60
Air pollution index (US avg 100)	83
Earthquake index (US avg 100)	38
Homes occupied	94%
Bachelor's or higher	21%
Poverty rate	3.5%
Unemployment	1.5%
Average temp	51°F
Annual precip	38 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.