

Fithian 61844

ZIP code · IL · Illinois · Vermilion County · Fithian

STRONG SELLER'S MARKET

\$166K

MEDIAN SALE PRICE

+235.7%

1-YR CHANGE

18

SALES (12 MO)

\$172K

MEDIAN VALUE (AVM)

Market temperature

Strong seller's market · 82 / 100

Buyer's market

Balanced

Seller's market

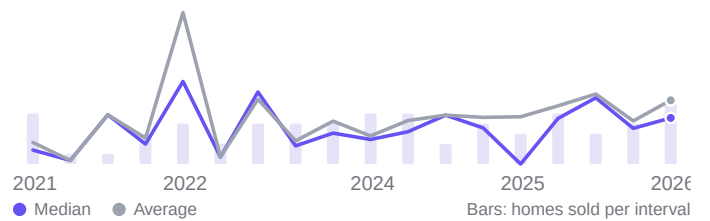
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

82 / 100

Sale prices

Median \$180K · Average \$234K



Growth (year over year)

Price +235.7% · Sales +28.6%

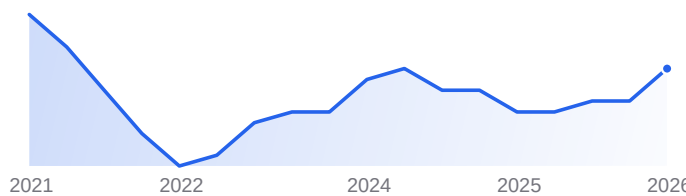
Sale premium vs estimated value

-2.9%



Annual turnover (share of homes sold)

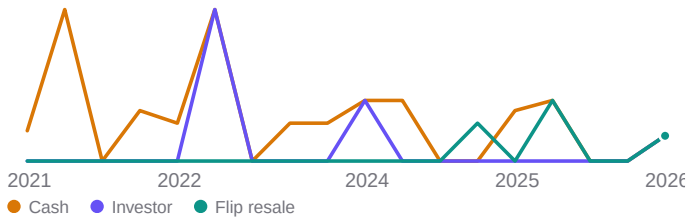
3.6%



BUYERS & OUTCOMES

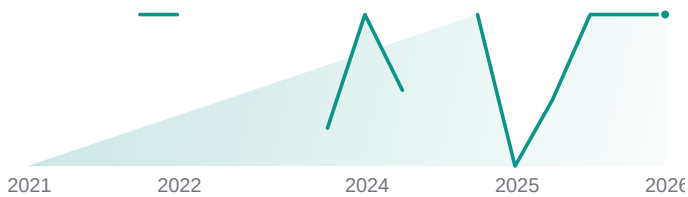
Buyer mix

Cash 17% · Investor 17% · Flip resale 17%



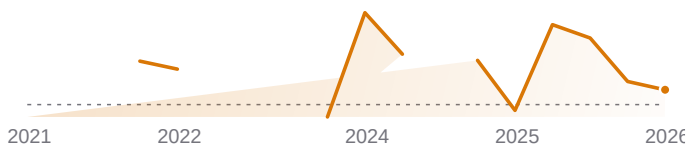
Sellers who sold at a gain

100%

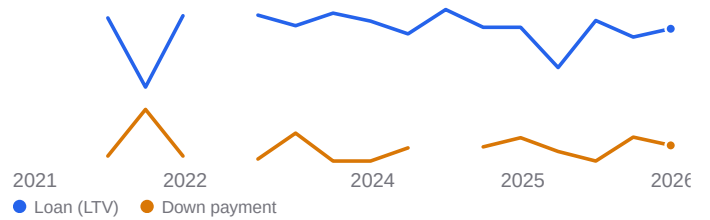


Median annualized return at resale

+2.6%

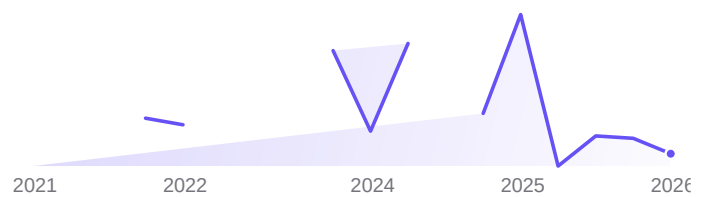


Financing (share of purchase price) Loan (LTV) 88% · Down payment 12%



Typical hold before selling

1.5 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	499
Median value (AVM)	\$172K
Single family	75%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	53%
Underwater (LTV 125% or more)	3.0%
Owner occupied	74%
Company owned	16%
Median loan-to-value	47%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	1,381
Density	23 / mi²
Median household income	\$79K
Average household income	\$87K
Crime index (US avg 100)	82
Air pollution index (US avg 100)	86
Earthquake index (US avg 100)	42
Homes occupied	92%
Bachelor's or higher	11%
Poverty rate	12.2%
Unemployment	1.9%
Average temp	52°F
Annual precip	39 in
Sunshine	56%

Market metrics are derived from recorded arms-length deeds through January 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.