

Georgetown 61846

ZIP code · IL · Illinois · Vermilion County · Georgetown

SELLER'S MARKET

\$101K

MEDIAN SALE PRICE

+40.5%

1-YR CHANGE

68

SALES (12 MO)

\$88K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 74 / 100

Buyer's market

Balanced

Seller's market

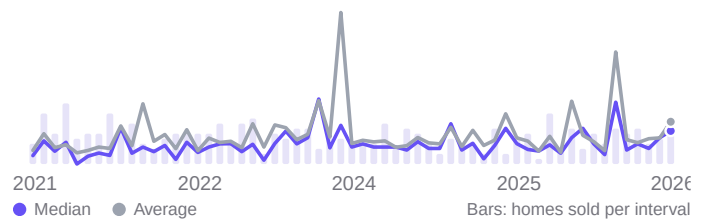
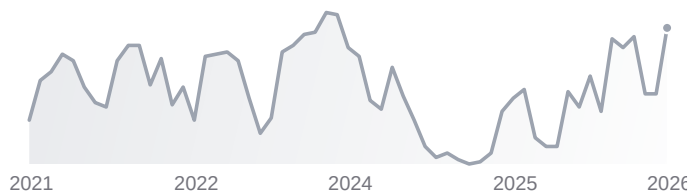
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

74 / 100

Sale prices

Median \$127K · Average \$157K

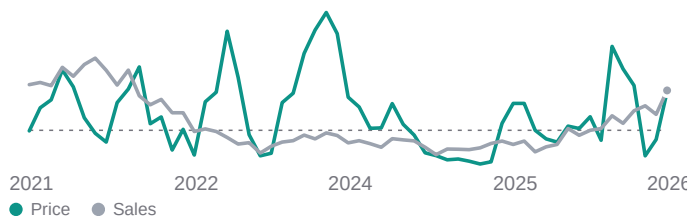


Growth (year over year)

Price +40.5% · Sales +41.7%

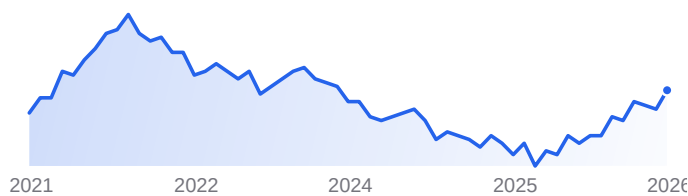
Sale premium vs estimated value

+28.9%



Annual turnover (share of homes sold)

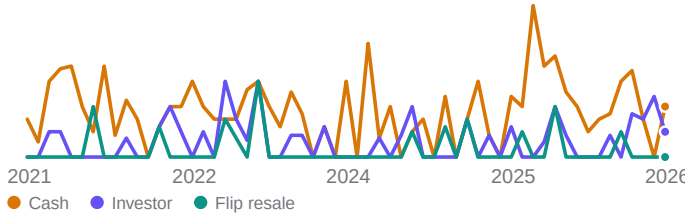
3.4%



BUYERS & OUTCOMES

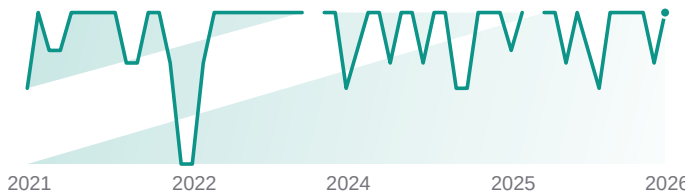
Buyer mix

Cash 33% · Investor 17% · Flip resale 0%



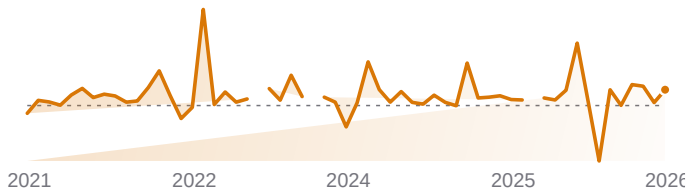
Sellers who sold at a gain

100%

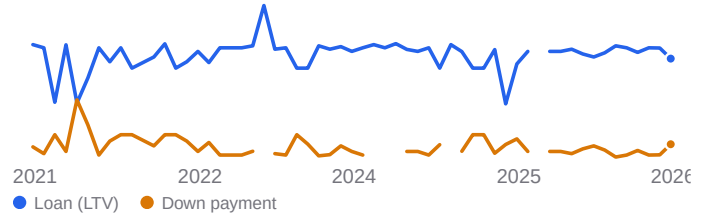


Median annualized return at resale

+11.2%

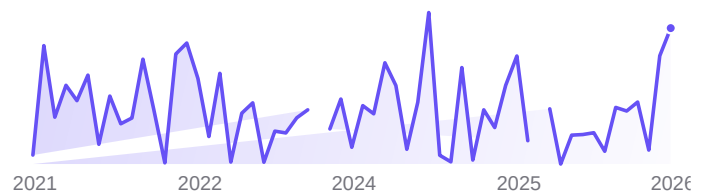


Financing (share of purchase price) Loan (LTV) 88% · Down payment 12%



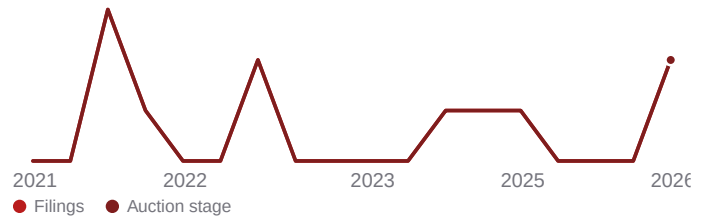
Typical hold before selling

15.8 yrs



Preforeclosure filings

Filings 3 · Auction stage 3



HOUSING STOCK

Homes	2,000
Median value (AVM)	\$88K
Single family	90%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	61%
Underwater (LTV 125% or more)	3.8%
Owner occupied	74%
Company owned	10%
Median loan-to-value	26%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	3,955
Density	90 / mi²
Median household income	\$61K
Average household income	\$68K
Crime index (US avg 100)	133
Air pollution index (US avg 100)	88
Earthquake index (US avg 100)	51
Homes occupied	90%
Bachelor's or higher	7%
Poverty rate	10.8%
Unemployment	1.9%
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.