

Homer 61849

ZIP code · IL · Illinois · Champaign County · Homer

SELLER'S MARKET

\$675K

MEDIAN SALE PRICE

+542.9%

1-YR CHANGE

43

SALES (12 MO)

\$163K

MEDIAN VALUE (AVM)

Market temperature

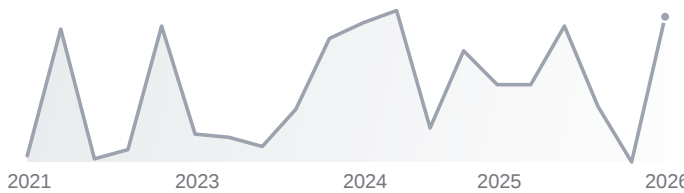
Seller's market · 77 / 100



MARKET TRENDS (5 YEARS)

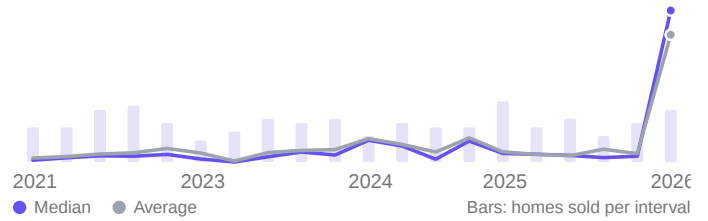
Market temperature (0–100)

77 / 100



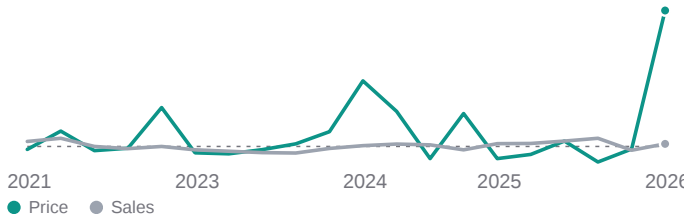
Sale prices

Median \$1.8M · Average \$1.5M



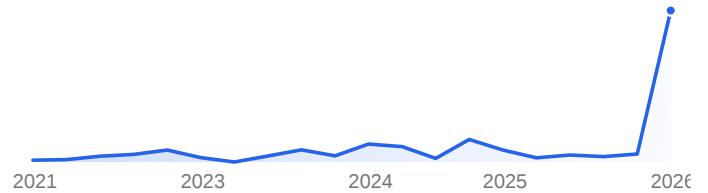
Growth (year over year)

Price +542.9% · Sales +10.3%



Price per square foot

\$1259/ft²



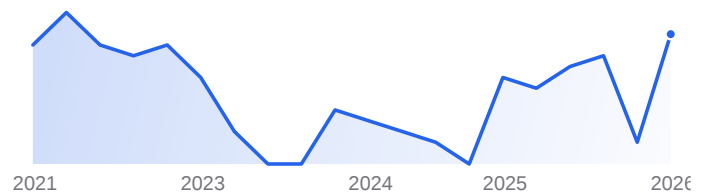
Sale premium vs estimated value

+1086.2%



Annual turnover (share of homes sold)

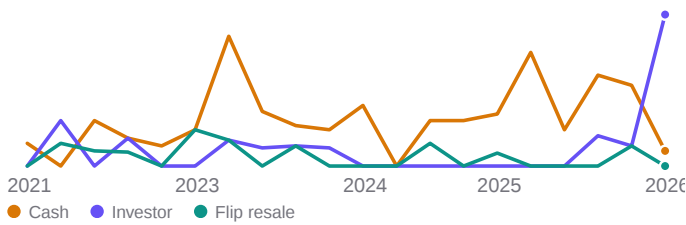
5.4%



BUYERS & OUTCOMES

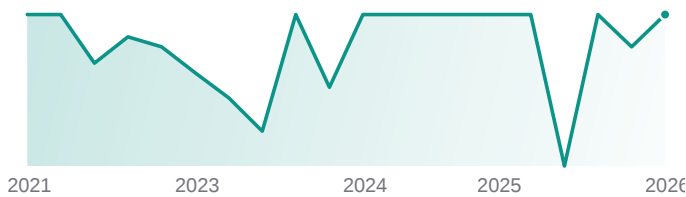
Buyer mix

Cash 8.3% · Investor 83% · Flip resale 0%



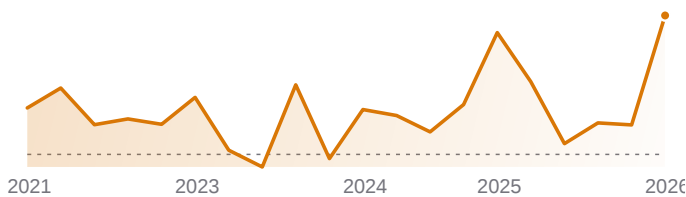
Sellers who sold at a gain

100%

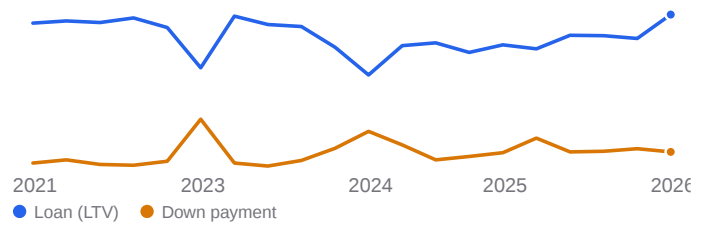


Median annualized return at resale

+17.6%

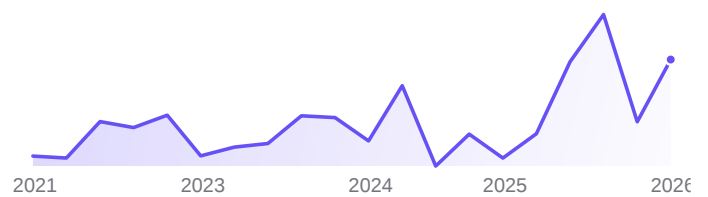


Financing (share of purchase price) Loan (LTV) 101% · Down payment 12%



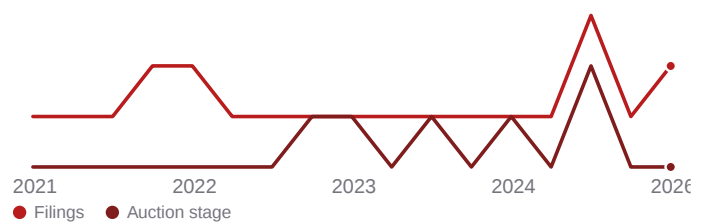
Typical hold before selling

16.0 yrs



Preforeclosure filings

Filings 2 · Auction stage 0



HOUSING STOCK

Homes	789
Median value (AVM)	\$163K
Median size	1,325 ft²
Median bedrooms	3
Median year built	1956
Single family	85%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	47%
Underwater (LTV 125% or more)	3.2%
Owner occupied	86%
Company owned	14%
Median loan-to-value	54%
Typical ownership tenure	10.0 yrs

COMMUNITY

Population	2,013
Density	33 / mi²
Median household income	\$89K
Average household income	\$113K
Crime index (US avg 100)	81
Air pollution index (US avg 100)	85
Earthquake index (US avg 100)	47
Homes occupied	91%
Bachelor's or higher	14%
Poverty rate	9.4%
Unemployment	1.4%
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.