

Ivesdale 61851

ZIP code · IL · Illinois · Champaign County · Ivesdale

SELLER'S MARKET

\$284K

MEDIAN SALE PRICE

9

SALES (12 MO)

\$167K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 71 / 100

Buyer's market

Balanced

Seller's market

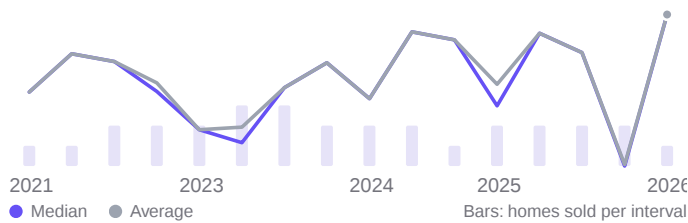
MARKET TRENDS (5 YEARS)

Sale prices

Median \$284K · Average \$284K

Growth (year over year)

Price -14.3% · Sales -22.2%

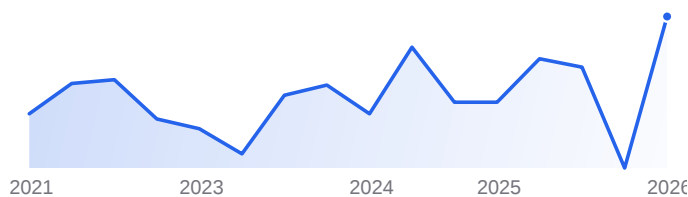


Price per square foot

\$257/ft²

Sale premium vs estimated value

-0.4%



Annual turnover (share of homes sold)

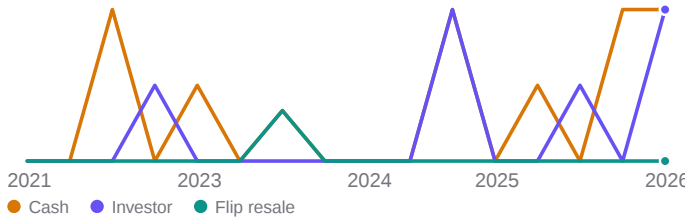
4.5%



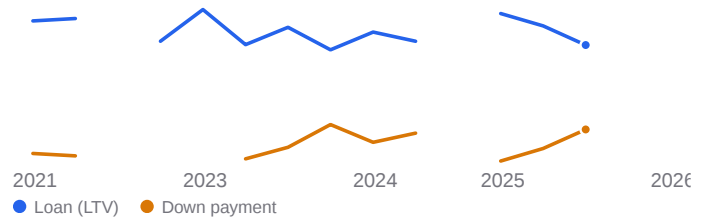
BUYERS & OUTCOMES

Buyer mix

Cash 100% · Investor 100% · Flip resale 0%

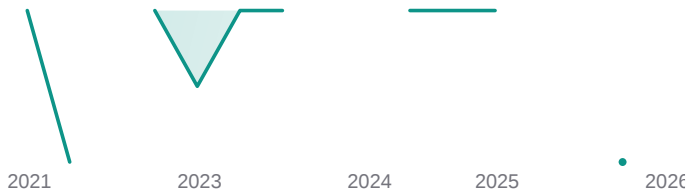


Financing (share of purchase price) Loan (LTV) 78% · Down payment 22%



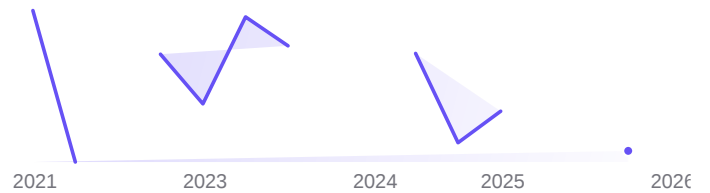
Sellers who sold at a gain

0%



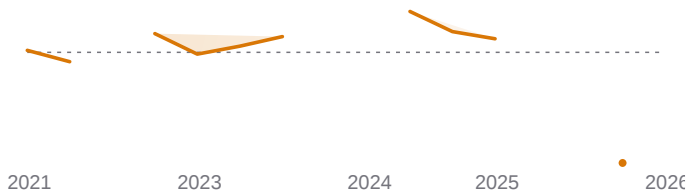
Typical hold before selling

3.5 yrs



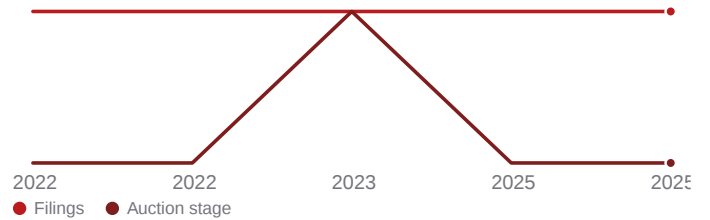
Median annualized return at resale

-46.4%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	201
Median value (AVM)	\$167K
Median size	1,232 ft²
Median bedrooms	3
Median year built	1917
Single family	86%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	50%
Underwater (LTV 125% or more)	1.9%
Owner occupied	85%
Company owned	9.0%
Median loan-to-value	50%
Typical ownership tenure	11.0 yrs

COMMUNITY

Population	562
Density	16 / mi²
Median household income	\$85K
Average household income	\$92K
Crime index (US avg 100)	123
Air pollution index (US avg 100)	88
Earthquake index (US avg 100)	52
Homes occupied	91%
Bachelor's or higher	19%
Poverty rate	5.3%
Unemployment	1.3%
Average temp	52°F
Annual precip	40 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.