

Oakwood 61858

ZIP code · IL · Illinois > Vermilion County > Oakwood

SELLER'S MARKET

\$225K

MEDIAN SALE PRICE

+11.7%

1-YR CHANGE

46

SALES (12 MO)

\$154K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 64 / 100

Buyer's market

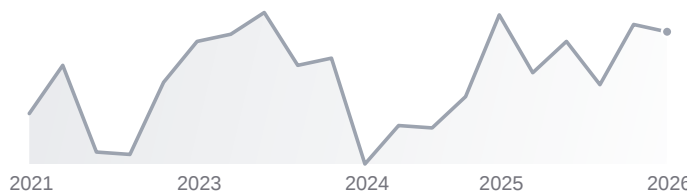
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

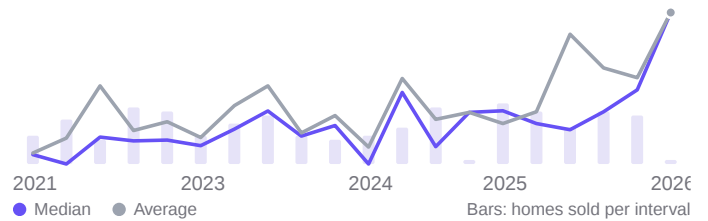
Market temperature (0–100)

64 / 100



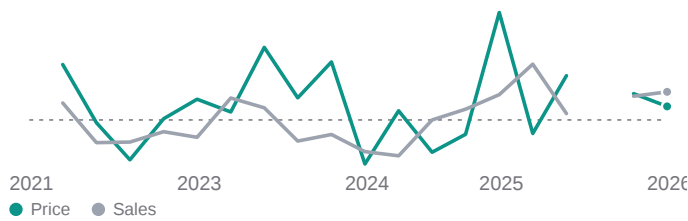
Sale prices

Median \$303K · Average \$303K



Growth (year over year)

Price +11.7% · Sales +24.3%



Sale premium vs estimated value

+35.9%



Annual turnover (share of homes sold)

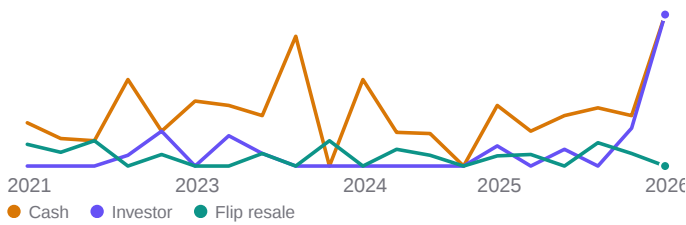
3.5%



BUYERS & OUTCOMES

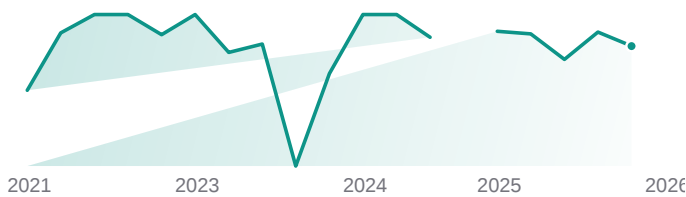
Buyer mix

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



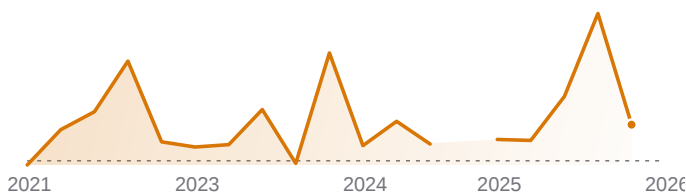
Sellers who sold at a gain

79%

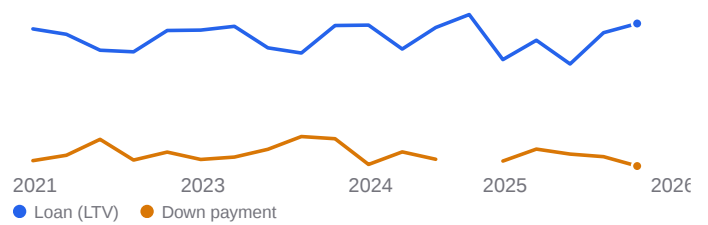


Median annualized return at resale

+7.2%

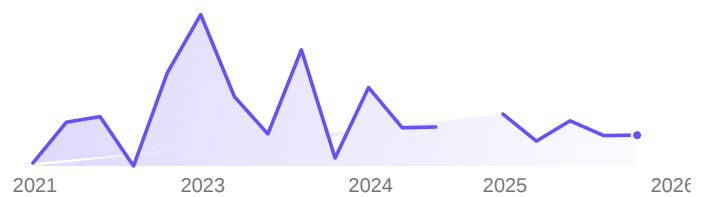


Financing (share of purchase price) Loan (LTV) 97% · Down payment 3.1%



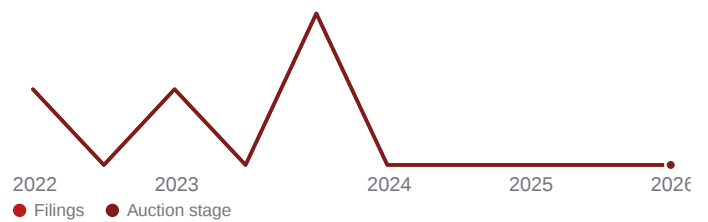
Typical hold before selling

4.8 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,296
Median value (AVM)	\$154K
Single family	92%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	59%
Underwater (LTV 125% or more)	3.9%
Owner occupied	78%
Company owned	11%
Median loan-to-value	41%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	2,375
Density	86 / mi²
Median household income	\$63K
Average household income	\$81K
Crime index (US avg 100)	113
Air pollution index (US avg 100)	90
Earthquake index (US avg 100)	48
Homes occupied	89%
Bachelor's or higher	8%
Poverty rate	12.3%
Unemployment	1.9%
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.