

Rantoul 61866

ZIP code · IL · Illinois · Champaign County · Rantoul

BUYER'S MARKET

\$126K

MEDIAN SALE PRICE

-4.9%

1-YR CHANGE

174

SALES (12 MO)

\$121K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 39 / 100



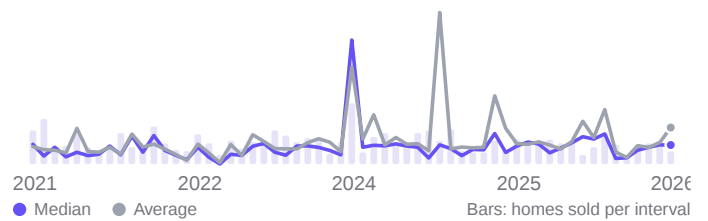
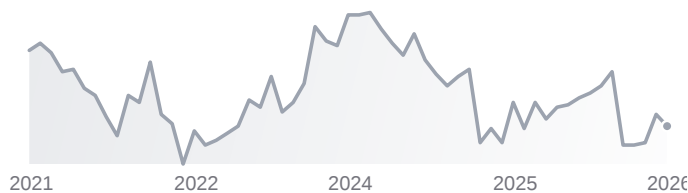
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

39 / 100

Sale prices

Median \$129K · Average \$199K

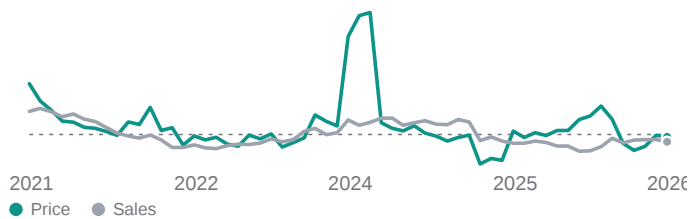


Growth (year over year)

Price -4.9% · Sales -14.7%

Price per square foot

\$95/ft²

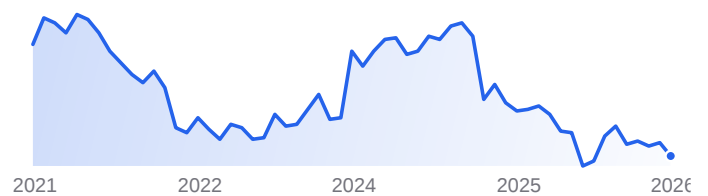
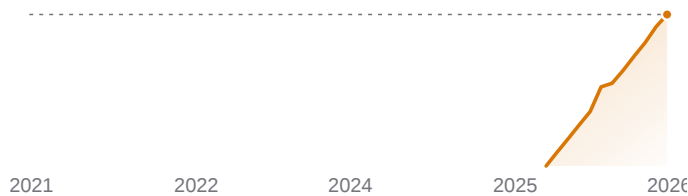


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

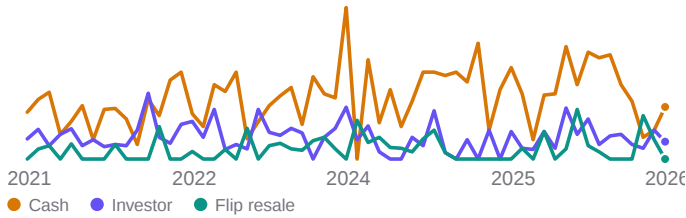
4.8%



BUYERS & OUTCOMES

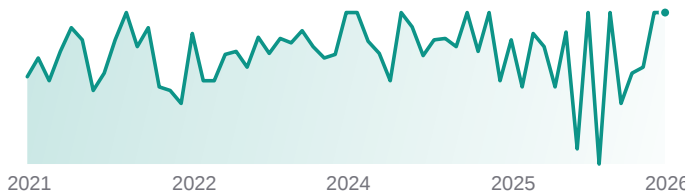
Buyer mix

Cash 30% · Investor 10% · Flip resale 0%



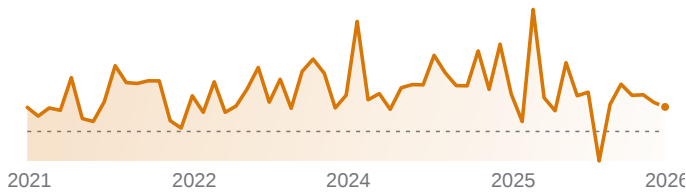
Sellers who sold at a gain

100%

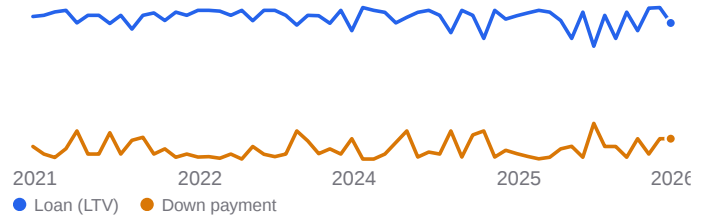


Median annualized return at resale

+2.9%

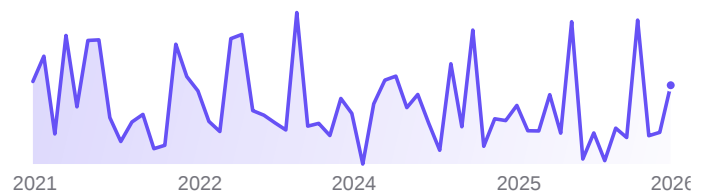


Financing (share of purchase price) Loan (LTV) 90% · Down payment 15%



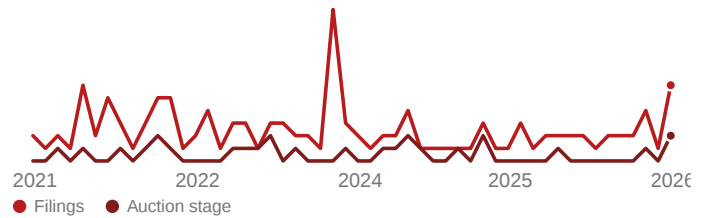
Typical hold before selling

10.0 yrs



Preforeclosure filings

Filings 6 · Auction stage 2



HOUSING STOCK

Homes	3,591
Median value (AVM)	\$121K
Median size	1,032 ft²
Median bedrooms	3
Median year built	1956
Single family	87%
Condos	3.3%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	43%
Underwater (LTV 125% or more)	4.8%
Owner occupied	84%
Company owned	17%
Median loan-to-value	57%

Typical ownership tenure

9.6 yrs

COMMUNITY

Population	13,545
Density	170 / mi²
Median household income	\$52K
Average household income	\$66K
Crime index (US avg 100)	113
Air pollution index (US avg 100)	82
Earthquake index (US avg 100)	45
Homes occupied	89%
Bachelor's or higher	7%
Poverty rate	18.7%
Unemployment	1.2%
Average temp	51°F
Annual precip	39 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.