

Saint Joseph 61873

ZIP code · IL · Illinois · Champaign County

SELLER'S MARKET

\$280K

MEDIAN SALE PRICE

+37.0%

1-YR CHANGE

82

SALES (12 MO)

\$276K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 71 / 100

Buyer's market

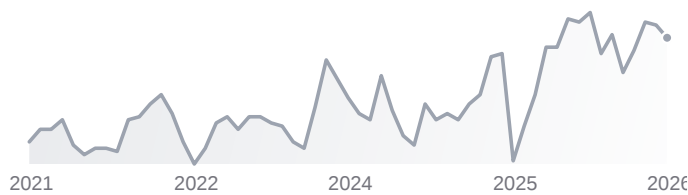
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

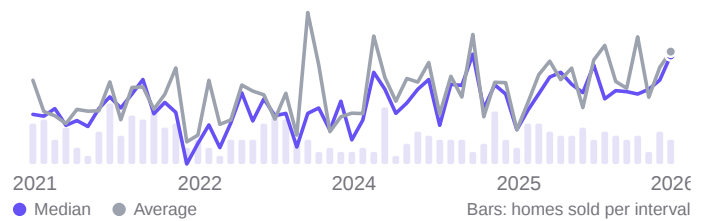
Market temperature (0–100)

71 / 100



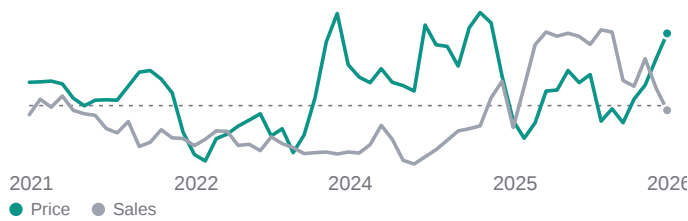
Sale prices

Median \$320K · Average \$328K



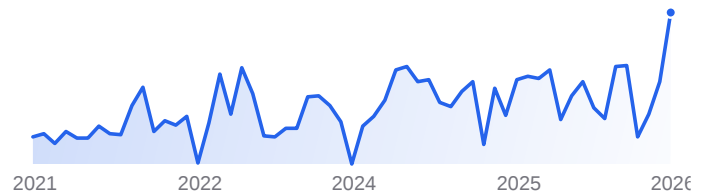
Growth (year over year)

Price +37.0% · Sales -2.4%



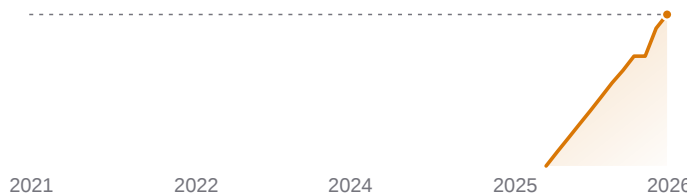
Price per square foot

\$249/ft²



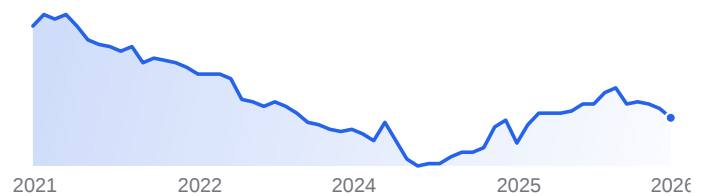
Sale premium vs estimated value

+0.0%



Annual turnover (share of homes sold)

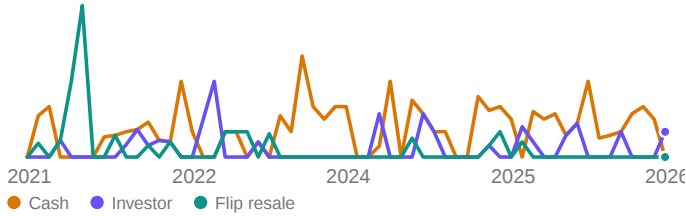
3.7%



BUYERS & OUTCOMES

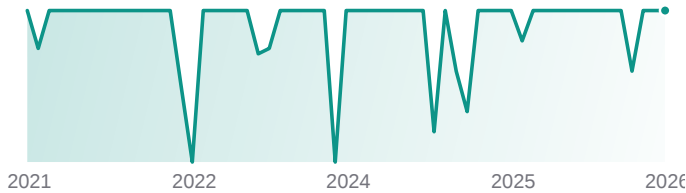
Buyer mix

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



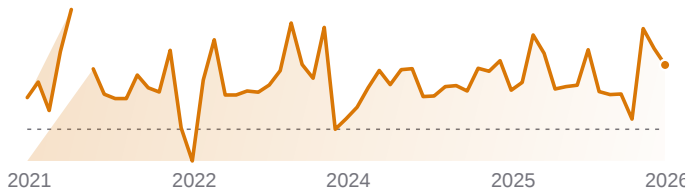
Sellers who sold at a gain

100%

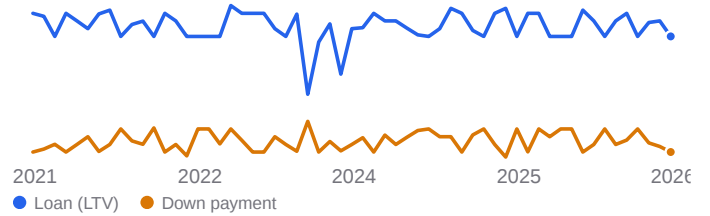


Median annualized return at resale

+5.8%

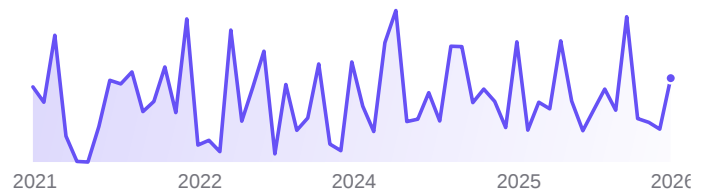


Financing (share of purchase price) Loan (LTV) 80% · Down payment 5.1%



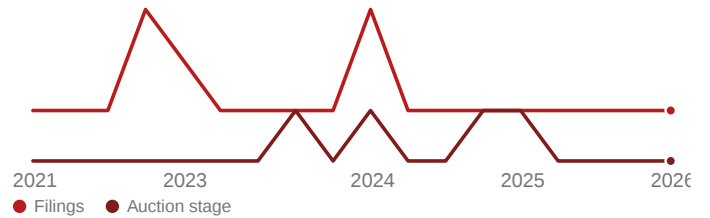
Typical hold before selling

9.9 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	2,242
Median value (AVM)	\$276K
Median size	1,448 ft²
Median bedrooms	3
Median year built	1993
Single family	92%
Condos	1.0%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	47%
Underwater (LTV 125% or more)	2.4%
Owner occupied	91%
Company owned	11%
Median loan-to-value	53%

Typical ownership tenure

11.2 yrs

COMMUNITY

Population	6,216
Density	94 / mi²
Median household income	\$100K
Average household income	\$116K
Crime index (US avg 100)	51
Air pollution index (US avg 100)	84
Earthquake index (US avg 100)	42
Homes occupied	96%
Bachelor's or higher	22%
Poverty rate	6.7%
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. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.