

Savoy 61874

ZIP code · IL · Illinois > Champaign County > Savoy

BALANCED MARKET

\$385K

MEDIAN SALE PRICE

+11.6%

1-YR CHANGE

97

SALES (12 MO)

\$346K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 55 / 100



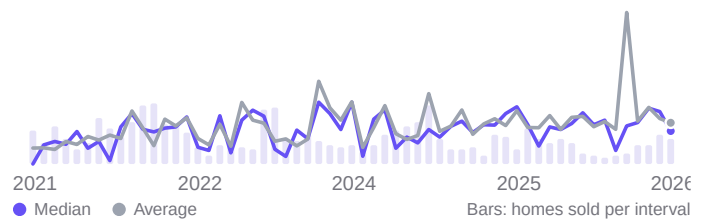
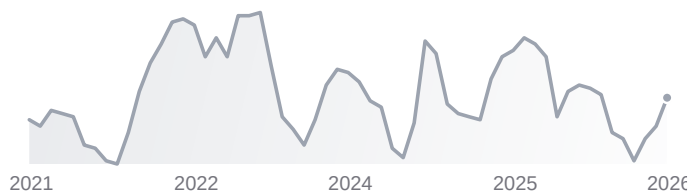
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

55 / 100

Sale prices

Median \$322K · Average \$359K

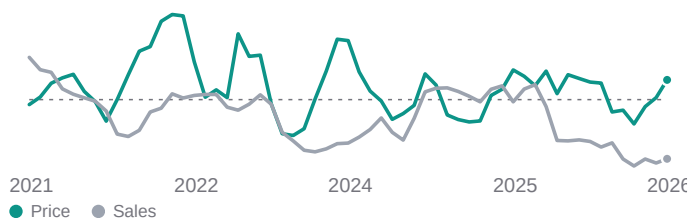


Growth (year over year)

Price +11.6% · Sales -34.9%

Price per square foot

\$322/ft²

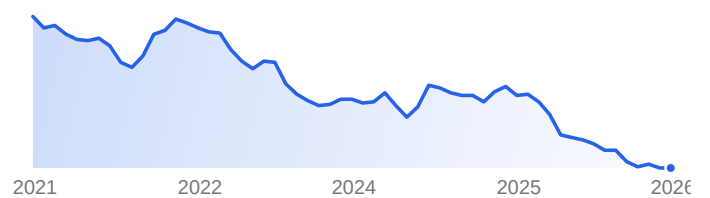
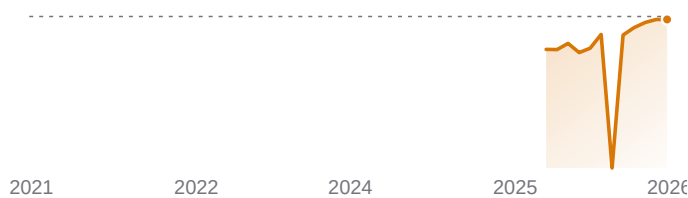


Sale premium vs estimated value

-0.4%

Annual turnover (share of homes sold)

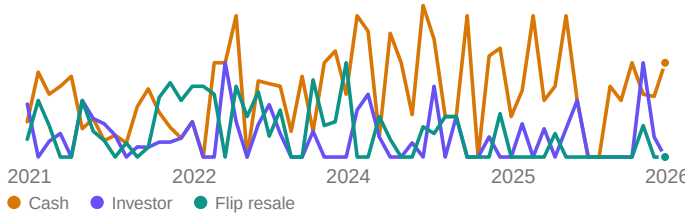
4.1%



BUYERS & OUTCOMES

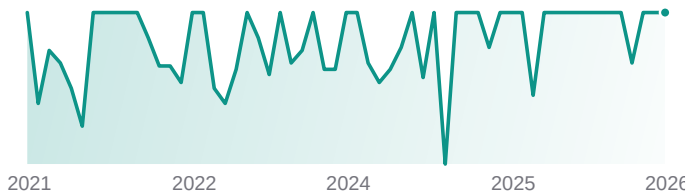
Buyer mix

Cash 33% · Investor 0% · Flip resale 0%



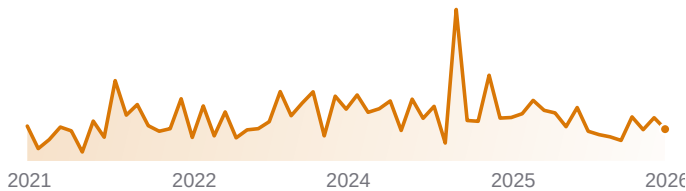
Sellers who sold at a gain

100%

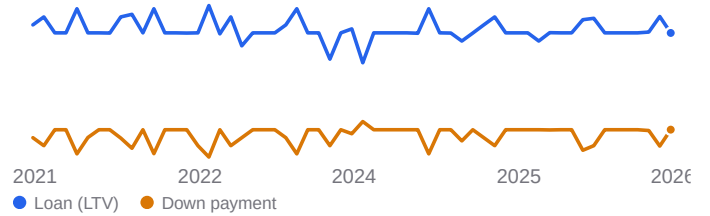


Median annualized return at resale

+3.2%

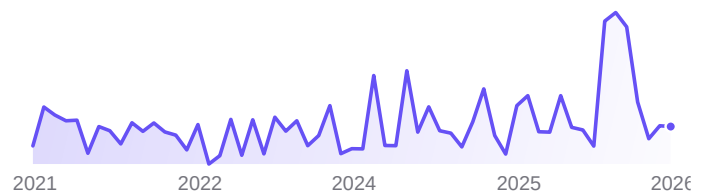


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



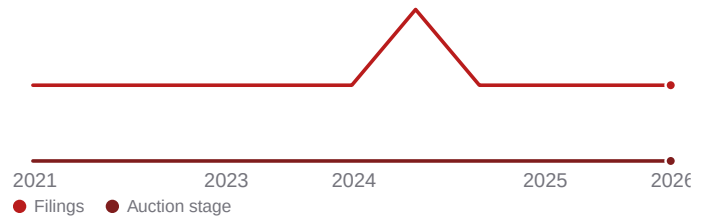
Typical hold before selling

5.7 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	2,350
Median value (AVM)	\$346K
Median size	1,458 ft²
Median bedrooms	3
Median year built	2010
Single family	80%
Condos	18%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	43%
Underwater (LTV 125% or more)	1.8%
Owner occupied	91%
Company owned	14%
Median loan-to-value	55%

Typical ownership tenure

9.0 yrs

COMMUNITY

Population	7,736
Density	1,124 / mi²
Median household income	\$103K
Average household income	\$118K
Crime index (US avg 100)	97
Air pollution index (US avg 100)	87
Earthquake index (US avg 100)	50
Homes occupied	91%
Bachelor's or higher	26%
Poverty rate	8.1%
Unemployment	1.1%
Average temp	52°F
Annual precip	40 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.