

Thomasboro 61878

ZIP code · IL · Illinois · Champaign County · Thomasboro

SELLER'S MARKET

\$131K

MEDIAN SALE PRICE

25

SALES (12 MO)

\$135K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 74 / 100

Buyer's market

Balanced

Seller's market

MARKET TRENDS (5 YEARS)

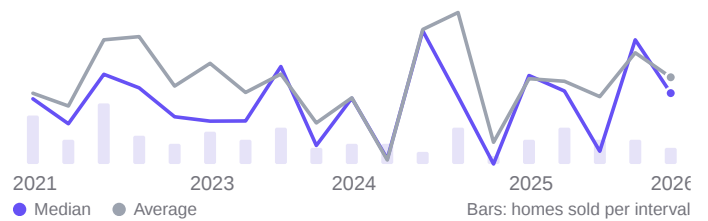
Market temperature (0–100)

74 / 100



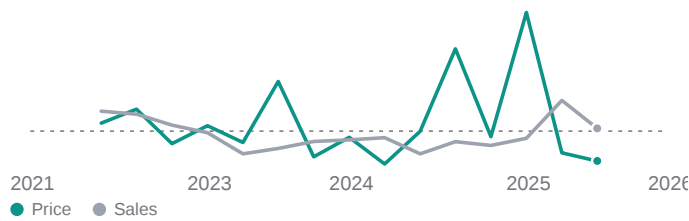
Sale prices

Median \$122K · Average \$140K



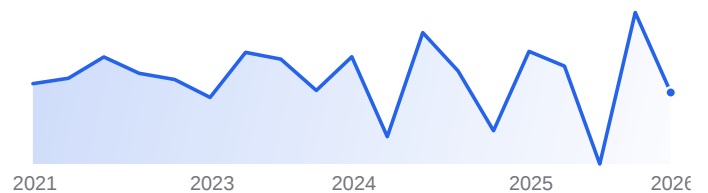
Growth (year over year)

Price -51.7% · Sales +4.5%



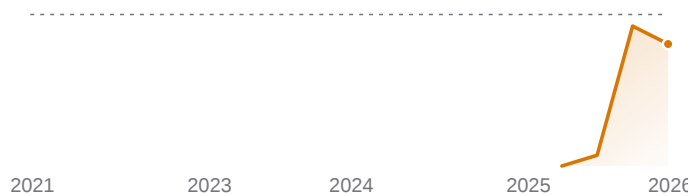
Price per square foot

\$73/ft²



Sale premium vs estimated value

-6.1%



Annual turnover (share of homes sold)

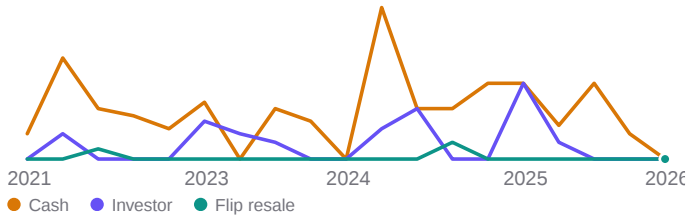
4.3%



BUYERS & OUTCOMES

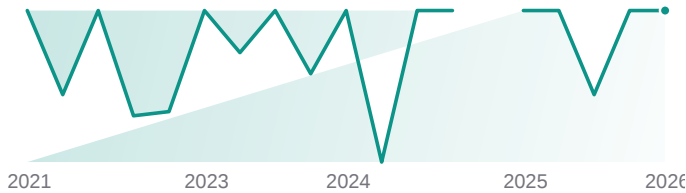
Buyer mix

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



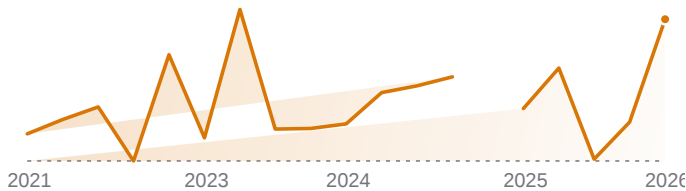
Sellers who sold at a gain

100%

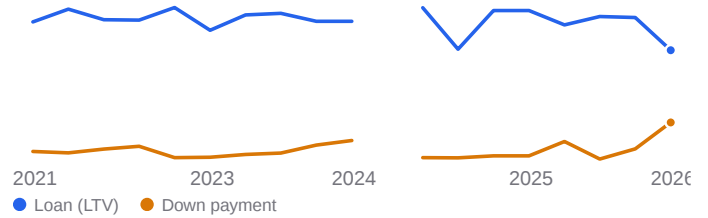


Median annualized return at resale

+11.1%

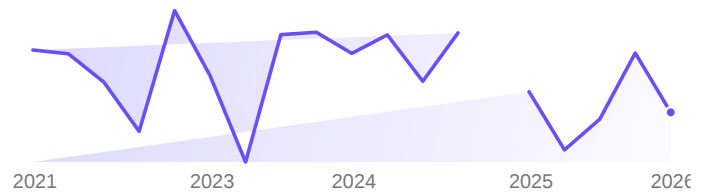


Financing (share of purchase price) Loan (LTV) 71% · Down payment 25%



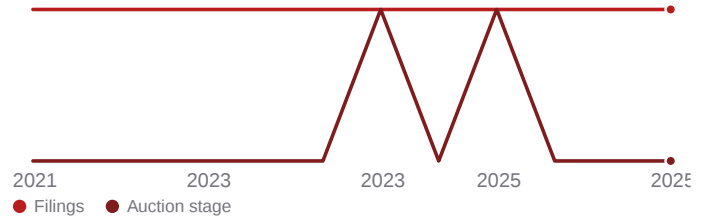
Typical hold before selling

6.4 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	575
Median value (AVM)	\$135K
Median size	1,340 ft²
Median bedrooms	4
Median year built	1973
Single family	90%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	39%
Underwater (LTV 125% or more)	3.9%
Owner occupied	87%
Company owned	9.2%
Median loan-to-value	62%
Typical ownership tenure	11.2 yrs

COMMUNITY

Population	1,408
Density	61 / mi²
Median household income	\$70K
Average household income	\$91K
Crime index (US avg 100)	135
Air pollution index (US avg 100)	81
Earthquake index (US avg 100)	46
Homes occupied	90%
Bachelor's or higher	16%
Poverty rate	7.7%
Unemployment	1.3%
Average temp	51°F
Annual precip	39 in
Sunshine	56%

Market metrics are derived from recorded arms-length deeds through April 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.