

Bethany 61914

ZIP code · IL · Illinois · Moultrie County · Bethany

SELLER'S MARKET

\$137K

MEDIAN SALE PRICE

+2.4%

1-YR CHANGE

38

SALES (12 MO)

\$155K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 65 / 100



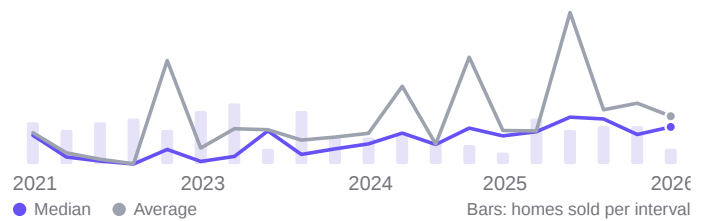
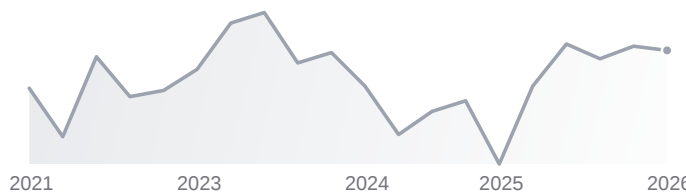
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

65 / 100

Sale prices

Median \$137K · Average \$156K

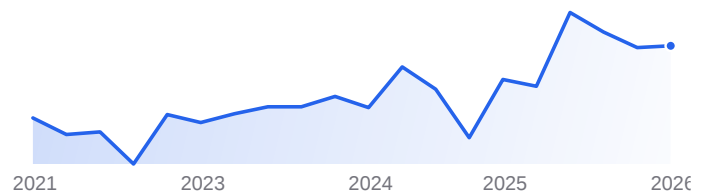
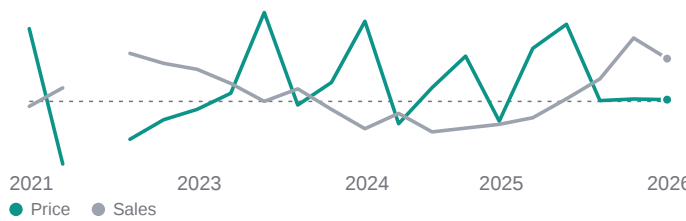


Growth (year over year)

Price +2.4% · Sales +58.3%

Price per square foot

\$109/ft²

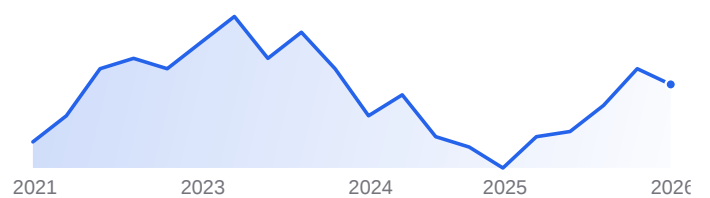


Sale premium vs estimated value

+24.4%

Annual turnover (share of homes sold)

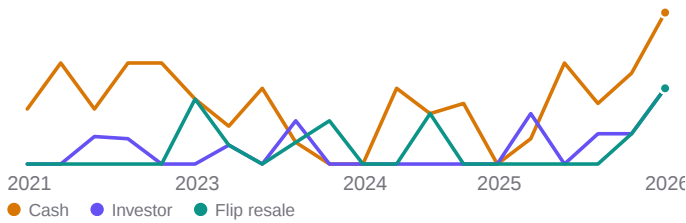
4.7%



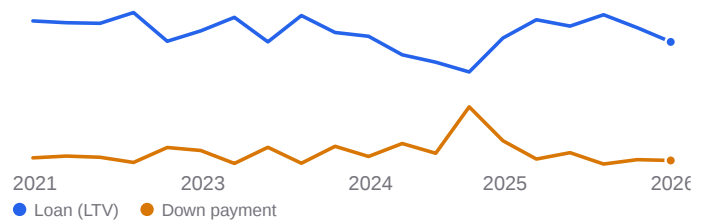
BUYERS & OUTCOMES

Buyer mix

Cash 50% · Investor 25% · Flip resale 25%

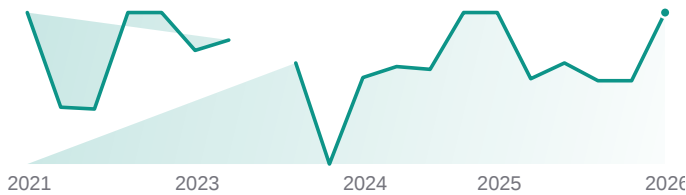


Financing (share of purchase price) Loan (LTV) 80% · Down payment 5.0%



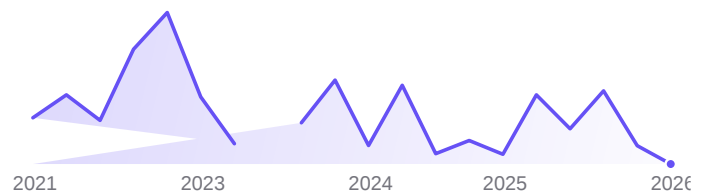
Sellers who sold at a gain

100%



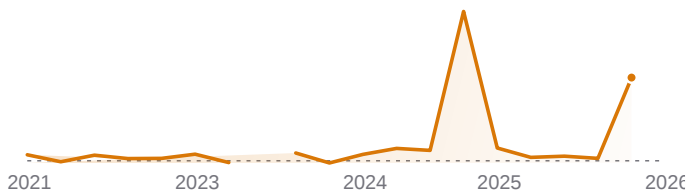
Typical hold before selling

0.3 yrs



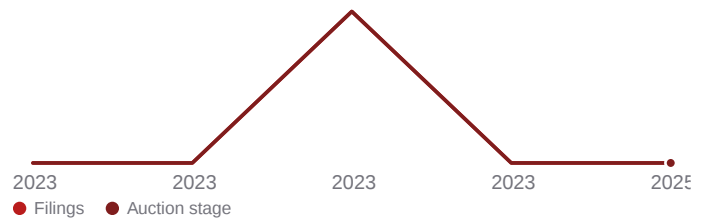
Median annualized return at resale

+73.3%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	801
Median value (AVM)	\$155K
Median size	1,408 ft²
Median bedrooms	3
Median year built	1959
Single family	69%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	60%
Underwater (LTV 125% or more)	2.7%
Owner occupied	80%
Company owned	12%
Median loan-to-value	40%
Typical ownership tenure	21.6 yrs

COMMUNITY

Population	1,982
Density	26 / mi²
Median household income	\$77K
Average household income	\$99K
Crime index (US avg 100)	122
Air pollution index (US avg 100)	86
Earthquake index (US avg 100)	72
Homes occupied	93%
Bachelor's or higher	18%
Poverty rate	8.8%
Unemployment	1.3%
Average temp	53°F
Annual precip	39 in
Sunshine	59%

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.