

Chester 62233

ZIP code · IL · Illinois · Randolph County · Chester

BUYER'S MARKET

\$98K

MEDIAN SALE PRICE

-11.7%

1-YR CHANGE

80

SALES (12 MO)

\$108K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 34 / 100



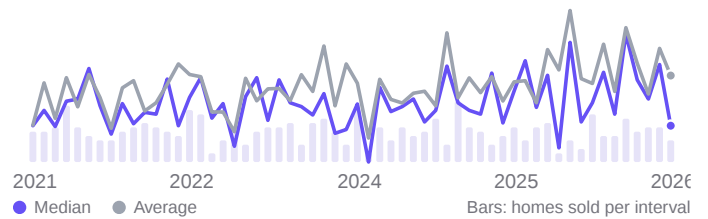
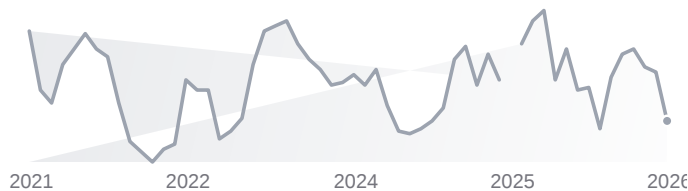
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

34 / 100

Sale prices

Median \$60K · Average \$126K

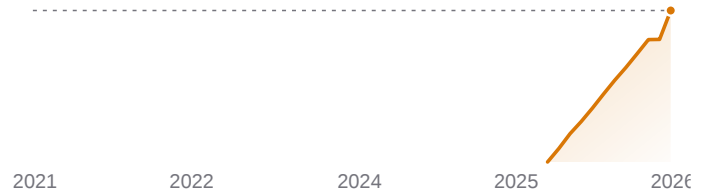
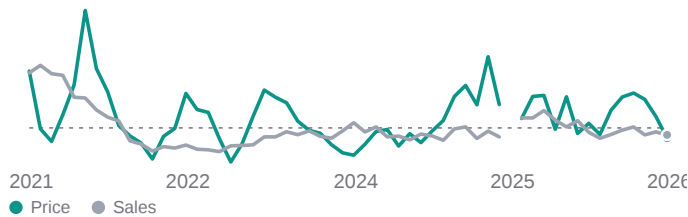


Growth (year over year)

Price -11.7% · Sales -8.0%

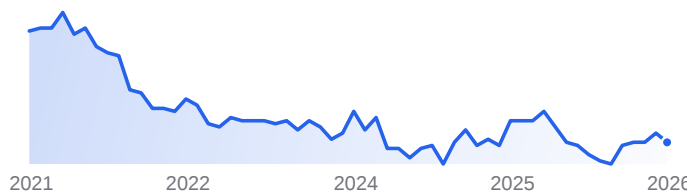
Sale premium vs estimated value

+0.0%



Annual turnover (share of homes sold)

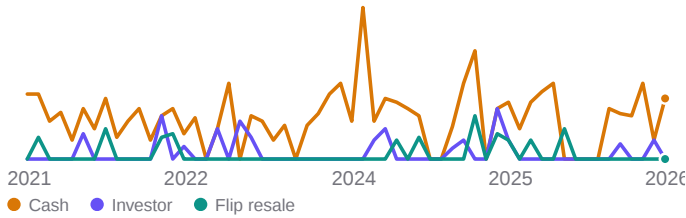
3.7%



BUYERS & OUTCOMES

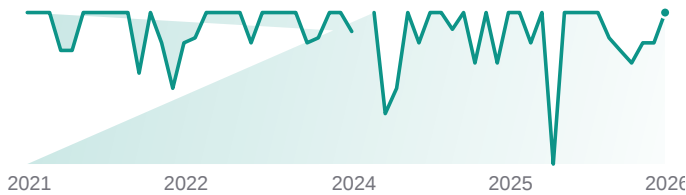
Buyer mix

Cash 40% · Investor 0% · Flip resale 0%



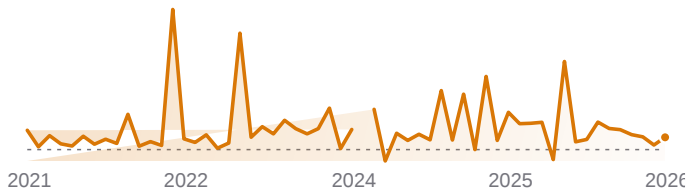
Sellers who sold at a gain

100%

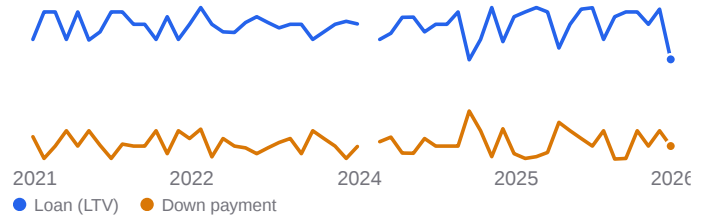


Median annualized return at resale

+3.7%

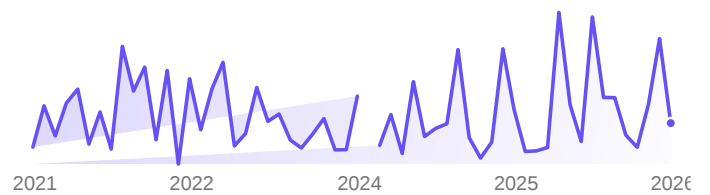


Financing (share of purchase price) Loan (LTV) 67% · Down payment 10%



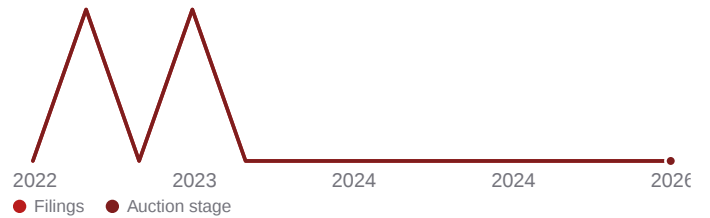
Typical hold before selling

5.8 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,142
Median value (AVM)	\$108K
Single family	100%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	57%
Underwater (LTV 125% or more)	4.5%
Owner occupied	79%
Company owned	7.9%
Median loan-to-value	40%
Typical ownership tenure	19.5 yrs

COMMUNITY

Population	6,350
Density	88 / mi²
Median household income	\$72K
Average household income	\$85K
Crime index (US avg 100)	103
Air pollution index (US avg 100)	80
Earthquake index (US avg 100)	206
Homes occupied	88%
Bachelor's or higher	9%
Poverty rate	13.8%
Unemployment	0.8%
Average temp	56°F
Annual precip	42 in
Sunshine	59%

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.