

Chambersburg 62323

ZIP code · IL · Illinois · Pike County

\$422K

MEDIAN SALE PRICE

3

SALES (12 MO)

\$157K

MEDIAN VALUE (AVM)

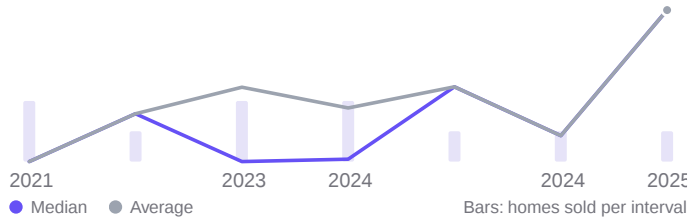
MARKET TRENDS (5 YEARS)

Sale prices

Median \$422K · Average \$422K

Growth (year over year)

Price +105.7% · Sales -57.1%

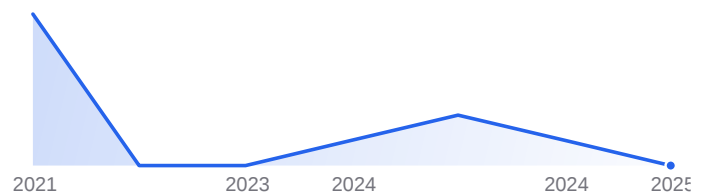
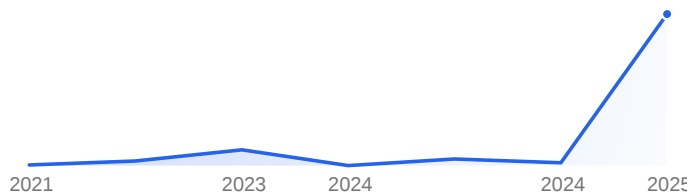


Price per square foot

\$2931/ft²

Annual turnover (share of homes sold)

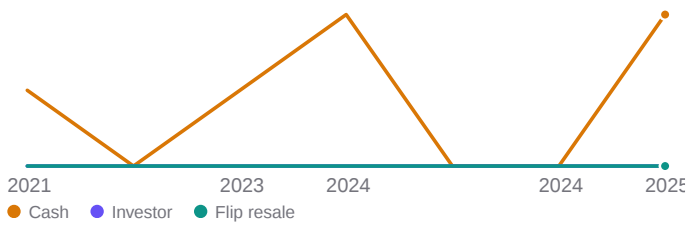
2.3%



BUYERS & OUTCOMES

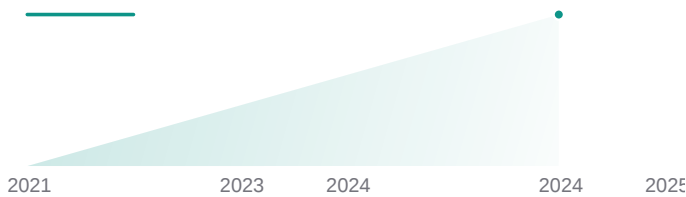
Buyer mix

Cash 100% · Investor 0% · Flip resale 0%



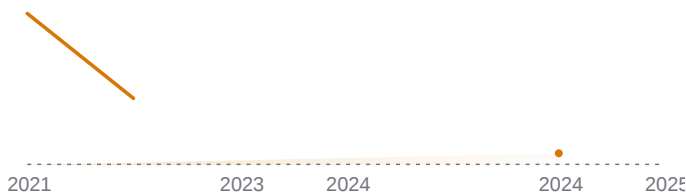
Sellers who sold at a gain

100%



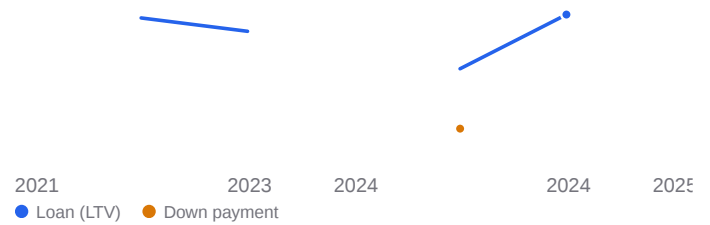
Median annualized return at resale

+3.9%



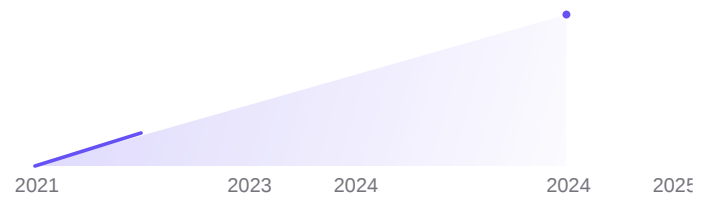
Financing (share of purchase price)

Loan (LTV) 105% · Down payment 31%



Typical hold before selling

7.0 yrs



HOUSING STOCK

Homes	133
Median value (AVM)	\$157K
Median size	1,568 ft²
Median bedrooms	3
Median year built	1930
Single family	44%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	77%
Underwater (LTV 125% or more)	5.8%
Owner occupied	70%
Company owned	14%
Median loan-to-value	0%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	547
Density	10 / mi²
Median household income	\$66K
Average household income	\$82K
Crime index (US avg 100)	173
Air pollution index (US avg 100)	78
Earthquake index (US avg 100)	44
Homes occupied	83%
Bachelor's or higher	15%
Poverty rate	13.1%
Unemployment	1.1%
Average temp	53°F
Annual precip	38 in
Sunshine	56%

Market metrics are derived from recorded arms-length deeds through April 2025, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.