

Assumption 62510

ZIP code · IL · Illinois > Christian County > Assumption

SELLER'S MARKET

\$123K

MEDIAN SALE PRICE

+16.4%

1-YR CHANGE

15

SALES (12 MO)

\$128K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 65 / 100

Buyer's market

Balanced

Seller's market

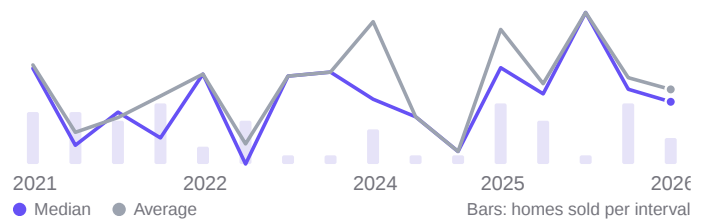
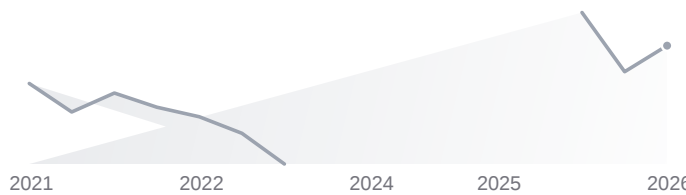
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

65 / 100

Sale prices

Median \$90K · Average \$103K

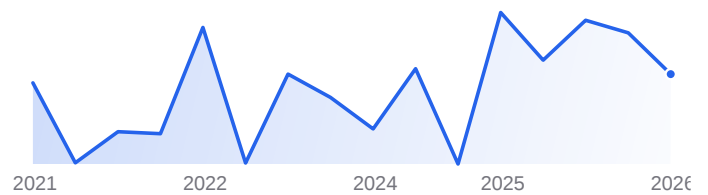
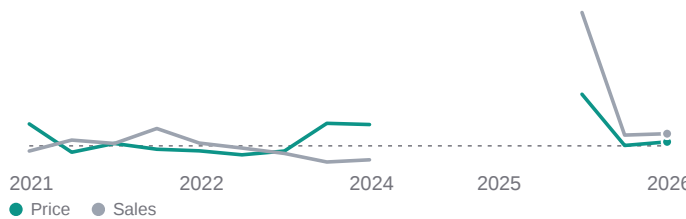


Growth (year over year)

Price +16.4% · Sales +50.0%

Price per square foot

\$82/ft²

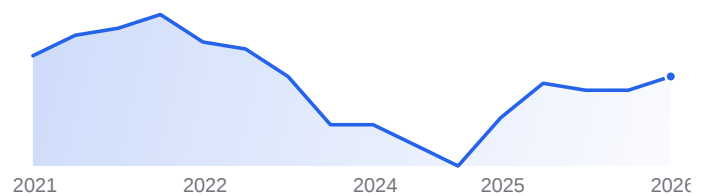


Sale premium vs estimated value

-9.9%

Annual turnover (share of homes sold)

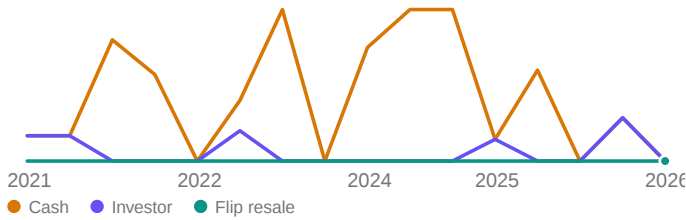
2.1%



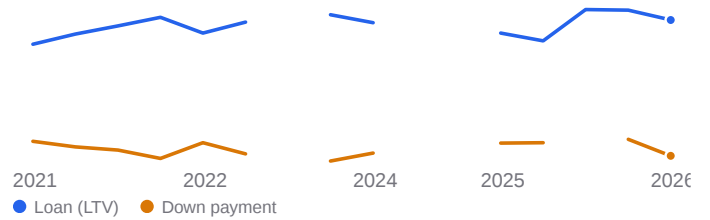
BUYERS & OUTCOMES

Buyer mix

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

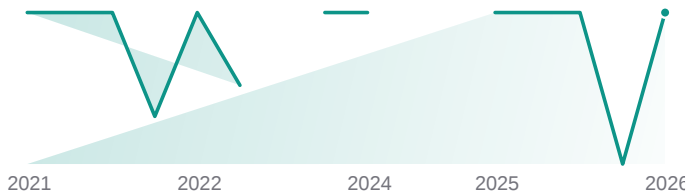


Financing (share of purchase price) Loan (LTV) 93% · Down payment 6.7%



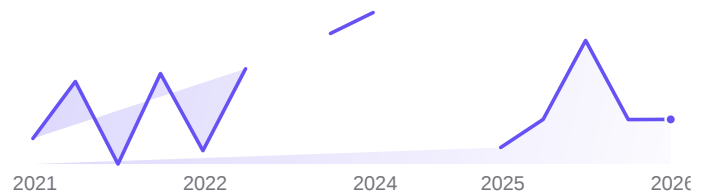
Sellers who sold at a gain

100%



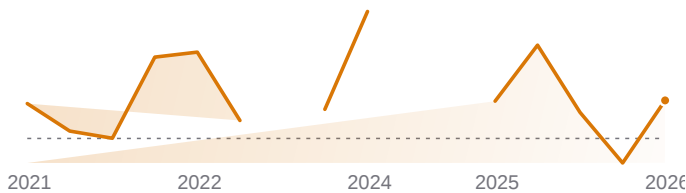
Typical hold before selling

6.7 yrs



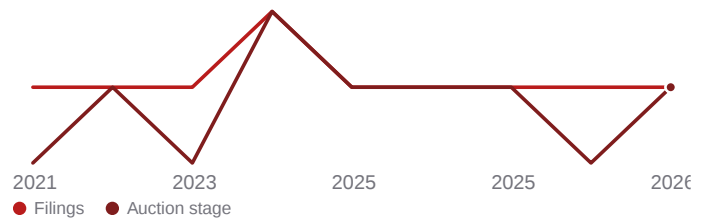
Median annualized return at resale

+5.9%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	721
Median value (AVM)	\$128K
Median size	1,184 ft²
Median bedrooms	3
Median year built	1925
Single family	72%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	61%
Underwater (LTV 125% or more)	3.1%
Owner occupied	81%
Company owned	7.8%
Median loan-to-value	40%
Typical ownership tenure	19.4 yrs

COMMUNITY

Population	1,527
Density	18 / mi²
Median household income	\$61K
Average household income	\$75K
Crime index (US avg 100)	133
Air pollution index (US avg 100)	88
Earthquake index (US avg 100)	77
Homes occupied	91%
Bachelor's or higher	16%
Poverty rate	10.3%
Unemployment	1.1%
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.