

Buffalo 62515

ZIP code · IL · Illinois · Sangamon County · Buffalo

SELLER'S MARKET

\$45K

MEDIAN SALE PRICE

10

SALES (12 MO)

\$155K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 70 / 100

Buyer's market

Balanced

Seller's market

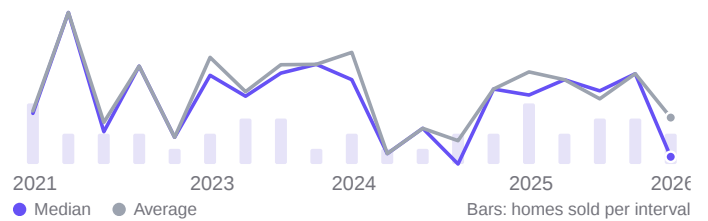
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

70 / 100

Sale prices

Median \$45K · Average \$108K

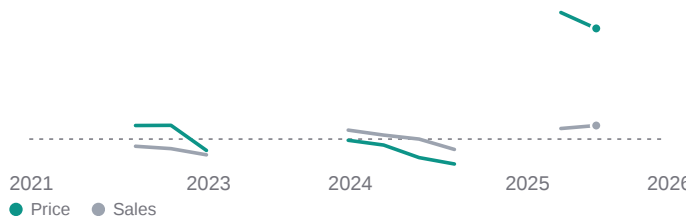


Growth (year over year)

Price +351.0% · Sales +42.9%

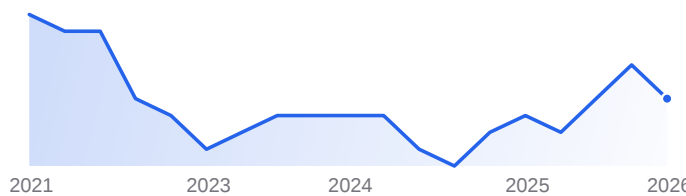
Sale premium vs estimated value

-71.6%



Annual turnover (share of homes sold)

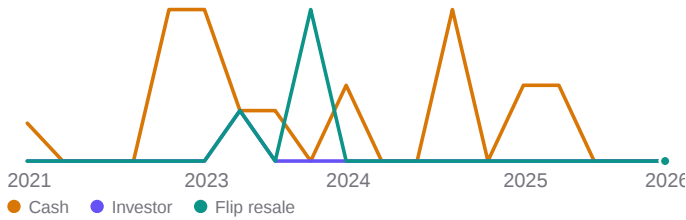
3.5%



BUYERS & OUTCOMES

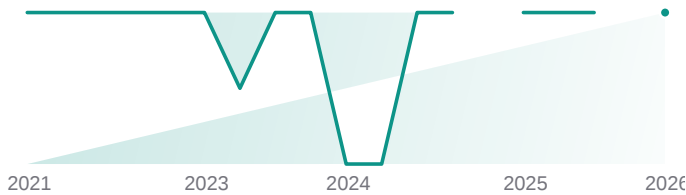
Buyer mix

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



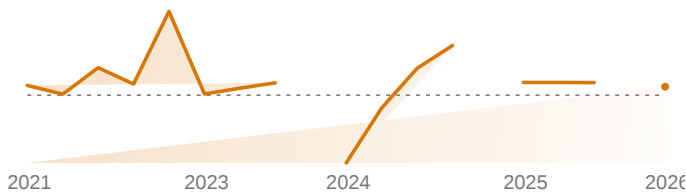
Sellers who sold at a gain

100%

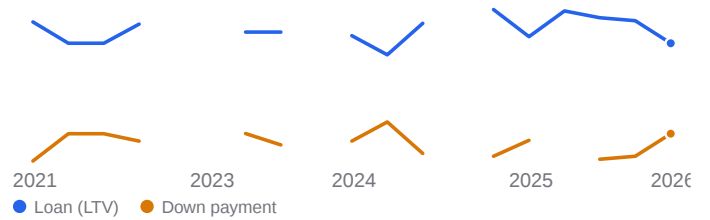


Median annualized return at resale

+3.0%

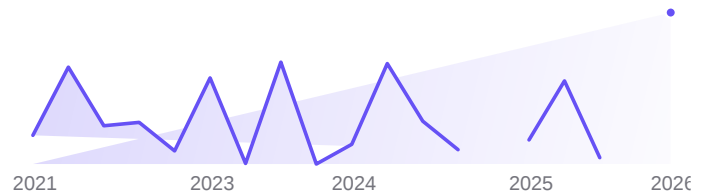


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



Typical hold before selling

21.4 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	286
Median value (AVM)	\$155K
Single family	100%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	57%
Underwater (LTV 125% or more)	3.2%
Owner occupied	79%
Company owned	8.0%
Median loan-to-value	34%
Typical ownership tenure	17.7 yrs

COMMUNITY

Population	1,712
Density	26 / mi²
Median household income	\$90K
Average household income	\$109K
Crime index (US avg 100)	72
Air pollution index (US avg 100)	89
Earthquake index (US avg 100)	50
Homes occupied	94%
Bachelor's or higher	18%
Poverty rate	7.2%
Unemployment	1.4%
Average temp	53°F
Annual precip	38 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.