

Decatur 62521

ZIP code · IL · Illinois > Macon County > Decatur

SELLER'S MARKET

\$153K

MEDIAN SALE PRICE

+31.2%

1-YR CHANGE

835

SALES (12 MO)

\$143K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 69 / 100

Buyer's market

Balanced

Seller's market

MARKET TRENDS (5 YEARS)

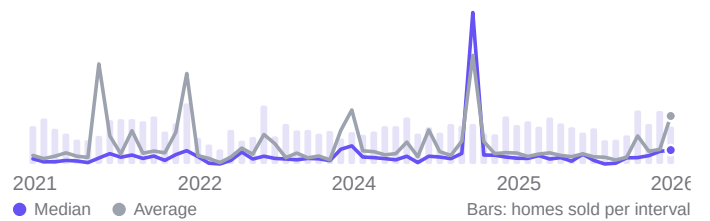
Market temperature (0–100)

69 / 100



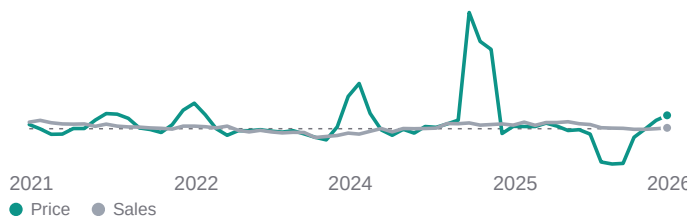
Sale prices

Median \$169K · Average \$412K



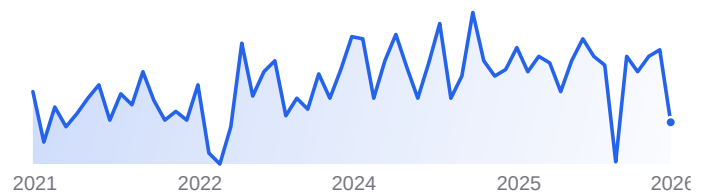
Growth (year over year)

Price +31.2% · Sales +1.8%



Price per square foot

\$92/ft²



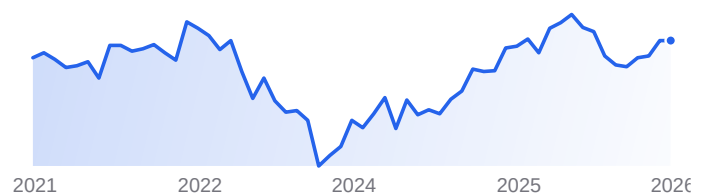
Sale premium vs estimated value

+1.9%



Annual turnover (share of homes sold)

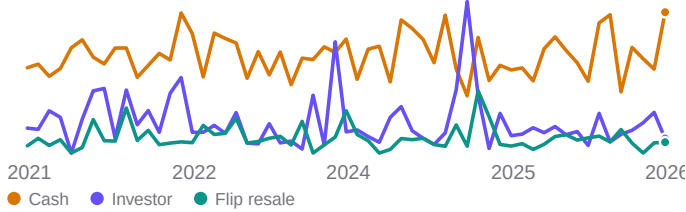
5.6%



BUYERS & OUTCOMES

Buyer mix

Cash 57% · Investor 5.8% · Flip resale 4.3%



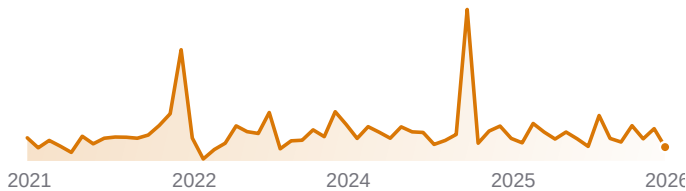
Sellers who sold at a gain

63%

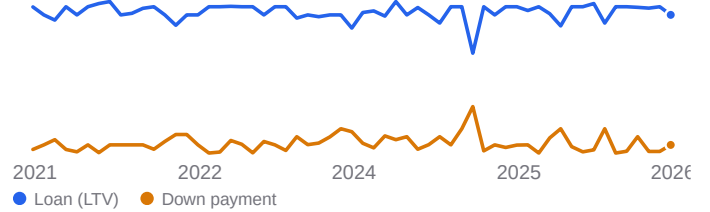


Median annualized return at resale

+2.6%

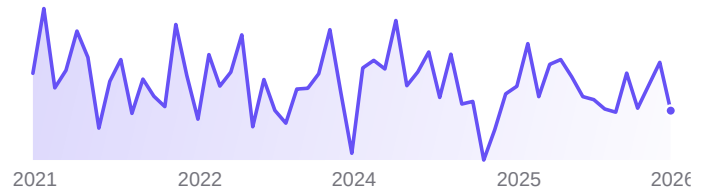


Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



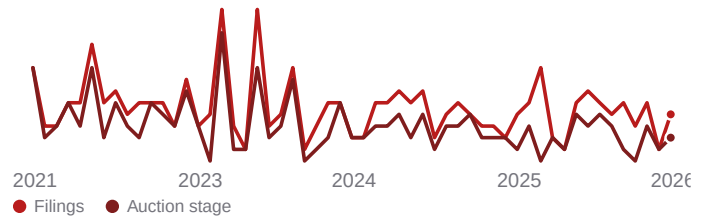
Typical hold before selling

3.8 yrs



Preforeclosure filings

Filings 4 · Auction stage 2



HOUSING STOCK

Homes	14,947
Median value (AVM)	\$143K
Median size	1,286 ft²
Median year built	1962
Single family	97%
Condos	1.2%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	64%
Underwater (LTV 125% or more)	2.4%
Owner occupied	78%
Company owned	13%
Median loan-to-value	33%
Typical ownership tenure	16.9 yrs

COMMUNITY

Population	32,847
Density	522 / mi²
Median household income	\$68K
Average household income	\$82K
Crime index (US avg 100)	94
Air pollution index (US avg 100)	89
Earthquake index (US avg 100)	55
Homes occupied	90%
Bachelor's or higher	15%
Poverty rate	13.7%
Unemployment	1.6%
Average temp	53°F
Annual precip	39 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.