

Decatur 62523

ZIP code · IL · Illinois · Macon County · Decatur

\$30K

MEDIAN SALE PRICE

-81.8%

1-YR CHANGE

6

SALES (12 MO)

\$159K

MEDIAN VALUE (AVM)

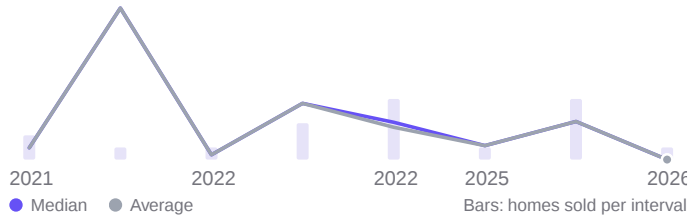
MARKET TRENDS (5 YEARS)

Sale prices

Median \$30K · Average \$30K

Growth (year over year)

Price -81.8% · Sales +500.0%

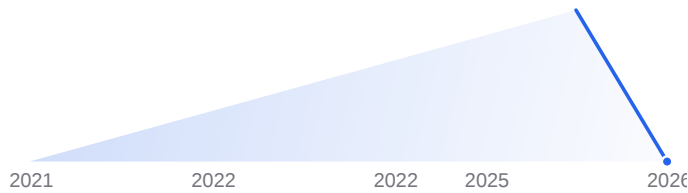


Price per square foot

\$39/ft²

Sale premium vs estimated value

-58.1%



Annual turnover (share of homes sold)

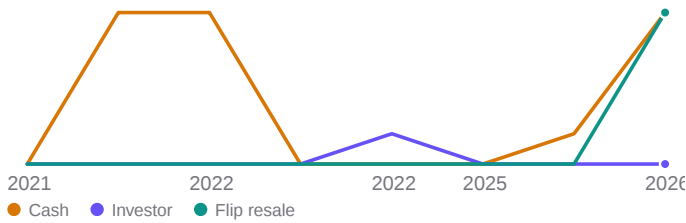
24%



BUYERS & OUTCOMES

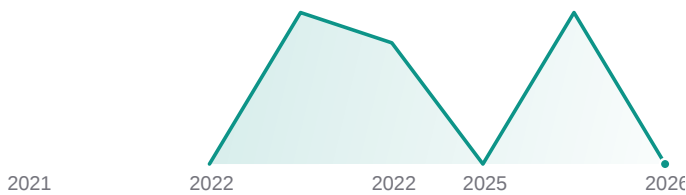
Buyer mix

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



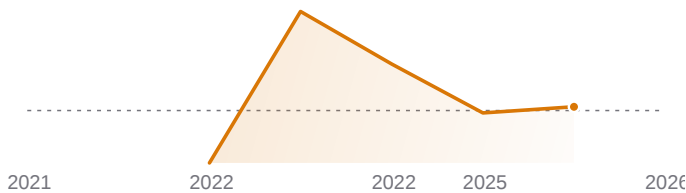
Sellers who sold at a gain

0%

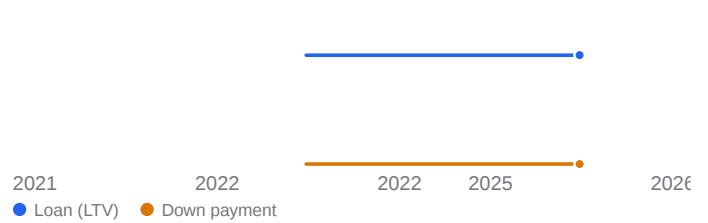


Median annualized return at resale

+1.1%

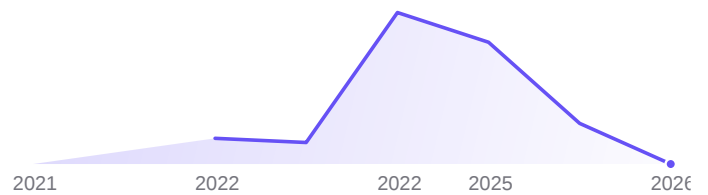


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



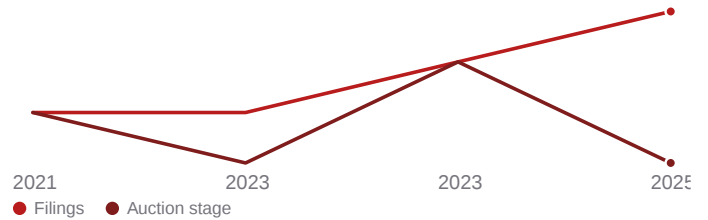
Typical hold before selling

0.6 yrs



Preforeclosure filings

Filings 3 · Auction stage 0



HOUSING STOCK

Homes	25
Median value (AVM)	\$159K
Median size	1,179 ft²
Median year built	1925
Single family	32%
Condos	52%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	81%
Underwater (LTV 125% or more)	6.3%
Owner occupied	16%
Company owned	80%
Median loan-to-value	0%
Typical ownership tenure	4.5 yrs

COMMUNITY

Population	615
Density	1,371 / mi²
Median household income	\$21K
Average household income	\$37K
Crime index (US avg 100)	192
Air pollution index (US avg 100)	89
Earthquake index (US avg 100)	54
Homes occupied	74%
Bachelor's or higher	4%
Poverty rate	27.9%
Unemployment	0.8%
Average temp	53°F
Annual precip	40 in
Sunshine	59%

Market metrics are derived from recorded arms-length deeds through April 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.