

Decatur 62526

ZIP code · IL · Illinois › Macon County › Decatur

BUYER'S MARKET

\$95K

MEDIAN SALE PRICE

-7.5%

1-YR CHANGE

597

SALES (12 MO)

\$103K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 36 / 100



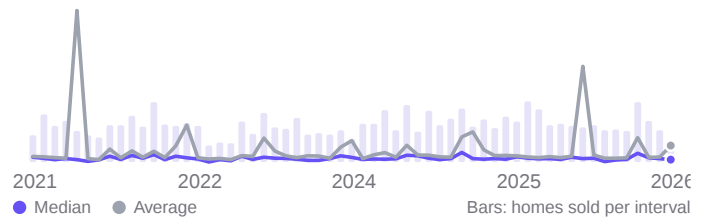
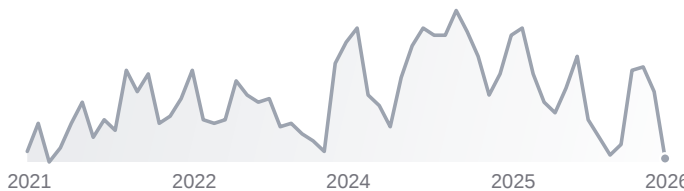
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

36 / 100

Sale prices

Median \$85K · Average \$233K

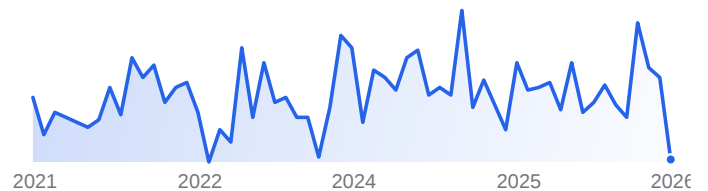
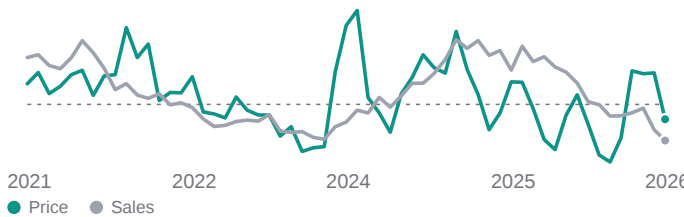


Growth (year over year)

Price -7.5% · Sales -18.1%

Price per square foot

\$62/ft²



Sale premium vs estimated value

-5.8%

Annual turnover (share of homes sold)

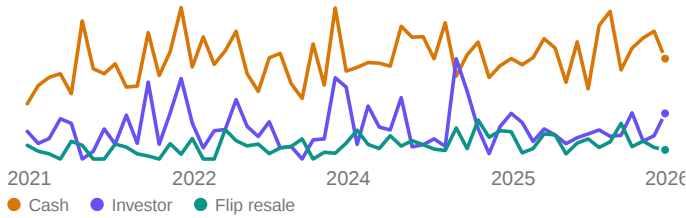
5.2%



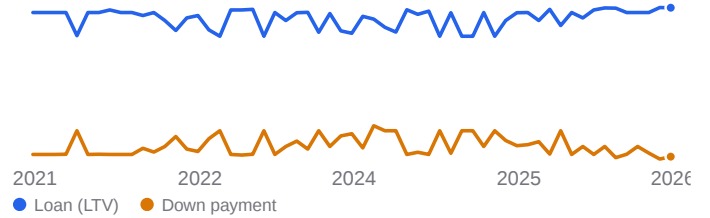
BUYERS & OUTCOMES

Buyer mix

Cash 39% · Investor 18% · Flip resale 3.6%

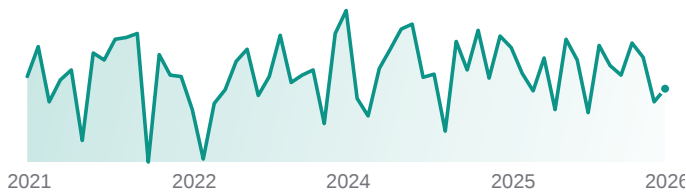


Financing (share of purchase price) Loan (LTV) 98% · Down payment 3.6%



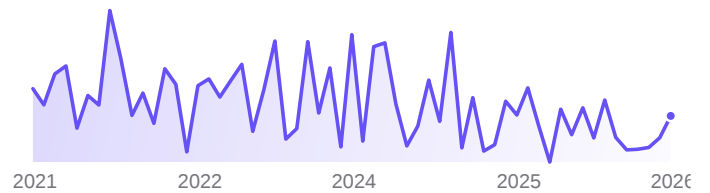
Sellers who sold at a gain

74%



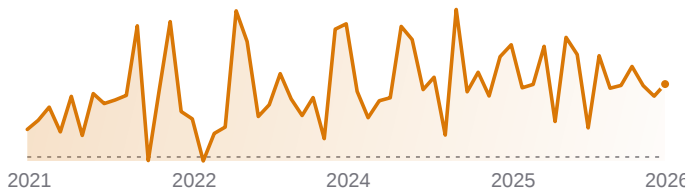
Typical hold before selling

5.5 yrs



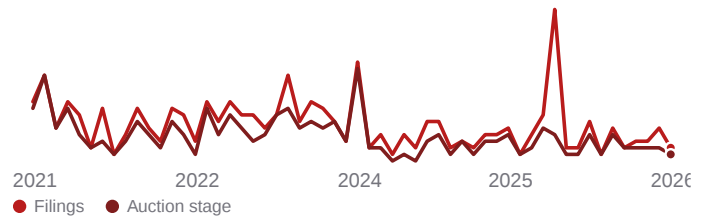
Median annualized return at resale

+4.6%



Preforeclosure filings

Filings 2 · Auction stage 1



HOUSING STOCK

Homes	11,429
Median value (AVM)	\$103K
Median size	1,080 ft²
Median year built	1956
Single family	97%
Condos	1.0%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	59%
Underwater (LTV 125% or more)	2.9%
Owner occupied	76%
Company owned	13%
Median loan-to-value	35%
Typical ownership tenure	15.9 yrs

COMMUNITY

Population	34,833
Density	487 / mi²
Median household income	\$58K
Average household income	\$77K
Crime index (US avg 100)	103
Air pollution index (US avg 100)	92
Earthquake index (US avg 100)	53
Homes occupied	91%
Bachelor's or higher	15%
Poverty rate	15.8%
Unemployment	1.5%
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.