

Edinburg 62531

ZIP code · IL · Illinois > Christian County > Edinburg

BALANCED MARKET

\$127K

MEDIAN SALE PRICE

-9.5%

1-YR CHANGE

20

SALES (12 MO)

\$170K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 55 / 100



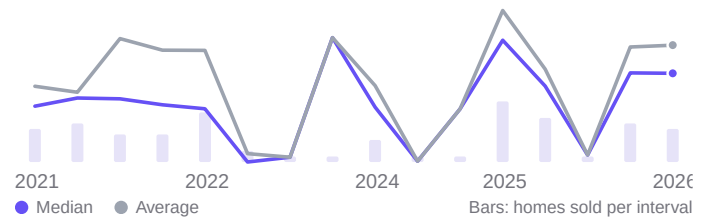
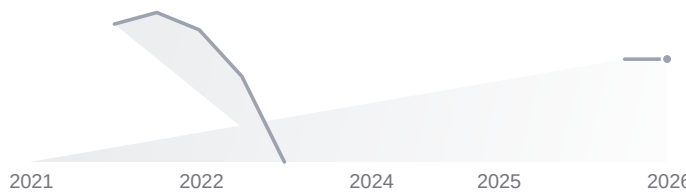
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

55 / 100

Sale prices

Median \$126K · Average \$161K

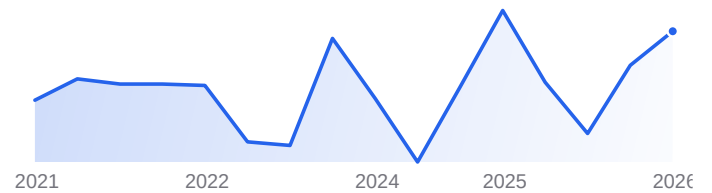
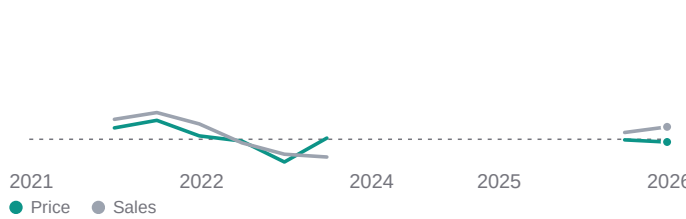


Growth (year over year)

Price -9.5% · Sales +42.9%

Price per square foot

\$119/ft²

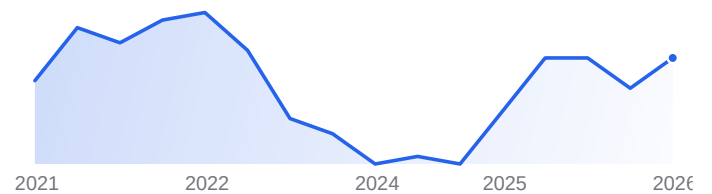


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

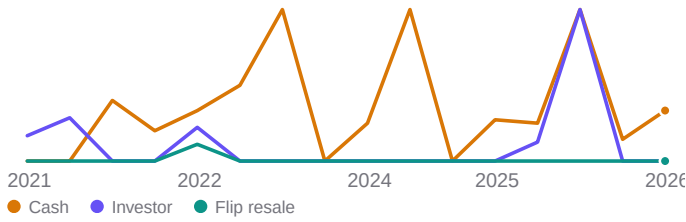
2.8%



BUYERS & OUTCOMES

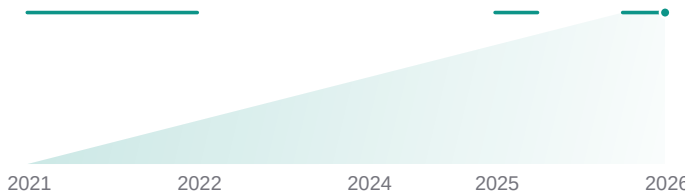
Buyer mix

Cash 33% · Investor 0% · Flip resale 0%



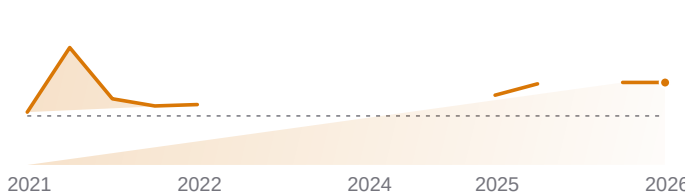
Sellers who sold at a gain

100%



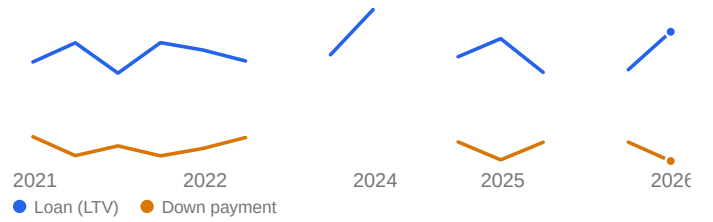
Median annualized return at resale

+7.6%



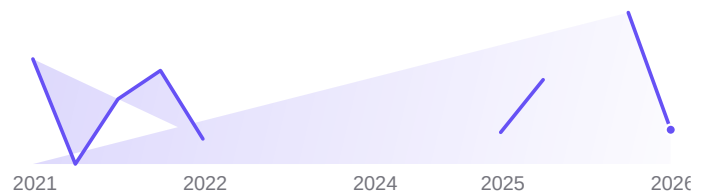
Financing (share of purchase price)

Loan (LTV) 101% · Down payment 3.3%



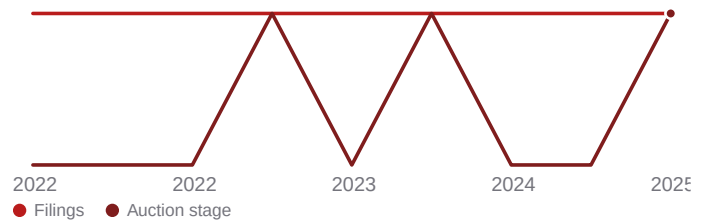
Typical hold before selling

4.8 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	726
Median value (AVM)	\$170K
Median size	1,256 ft²
Median bedrooms	3
Median year built	1960
Single family	63%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	55%
Underwater (LTV 125% or more)	4.4%
Owner occupied	83%
Company owned	6.2%
Median loan-to-value	47%
Typical ownership tenure	21.2 yrs

COMMUNITY

Population	1,970
Density	30 / mi²
Median household income	\$82K
Average household income	\$95K
Crime index (US avg 100)	161
Air pollution index (US avg 100)	87
Earthquake index (US avg 100)	66
Homes occupied	91%
Bachelor's or higher	11%
Poverty rate	12.4%
Unemployment	1.7%
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.