

# Farmersville 62533

ZIP code · IL · Illinois > Montgomery County > Farmersville

**STRONG SELLER'S MARKET**

**\$450K**

MEDIAN SALE PRICE

**+542.9%**

1-YR CHANGE

**14**

SALES (12 MO)

**\$127K**

MEDIAN VALUE (AVM)

Market temperature

**Strong seller's market · 87 / 100**

Buyer's market

Balanced

Seller's market

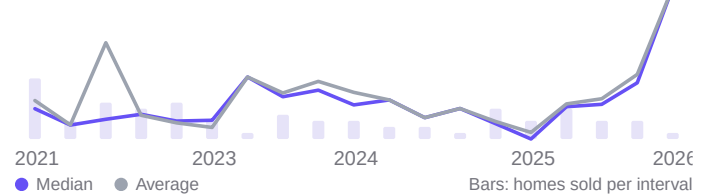
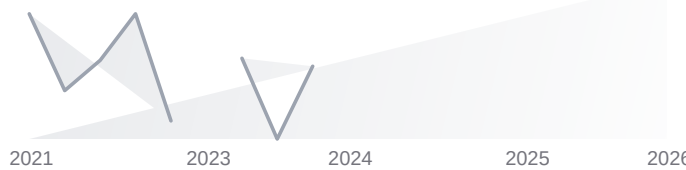
## MARKET TRENDS (5 YEARS)

Market temperature (0-100)

87 / 100

Sale prices

Median \$450K · Average \$450K



Growth (year over year)

Price +542.9% · Sales +55.6%

Price per square foot

\$90/ft²

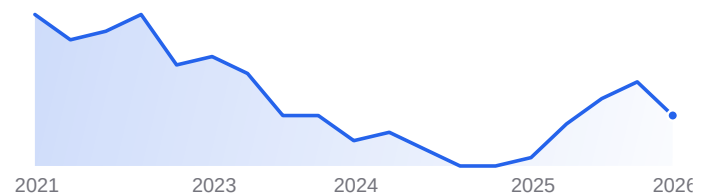
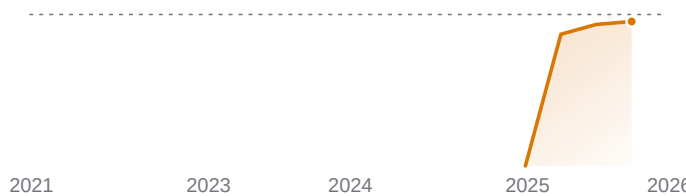


Sale premium vs estimated value

-3.6%

Annual turnover (share of homes sold)

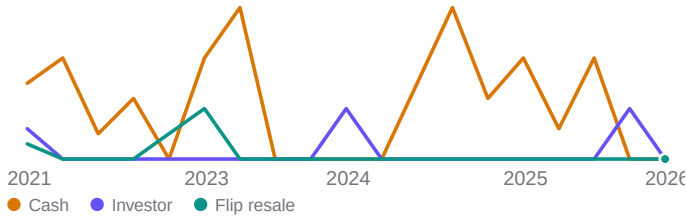
3.4%



## BUYERS & OUTCOMES

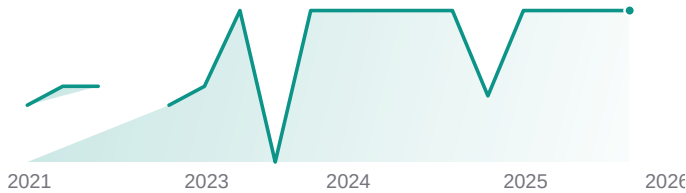
### Buyer mix

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



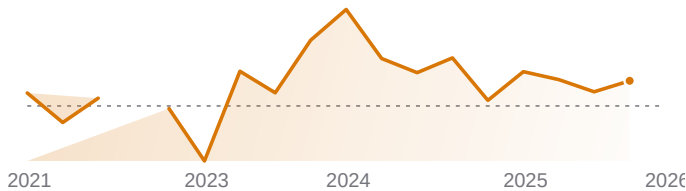
### Sellers who sold at a gain

100%



### Median annualized return at resale

+3.9%

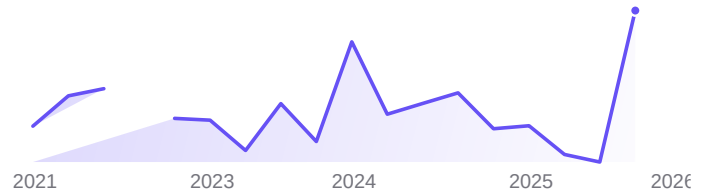


### Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



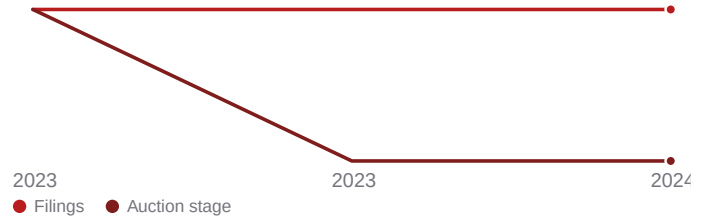
### Typical hold before selling

14.2 yrs



### Preforeclosure filings

Filings 1 · Auction stage 0



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 412       |
| Median value (AVM) | \$127K    |
| Median size        | 1,288 ft² |
| Median year built  | 1966      |
| Single family      | 87%       |

## EQUITY & OWNERSHIP

|                               |          |
|-------------------------------|----------|
| Equity rich (LTV 50% or less) | 53%      |
| Underwater (LTV 125% or more) | 4.5%     |
| Owner occupied                | 79%      |
| Company owned                 | 9.5%     |
| Median loan-to-value          | 47%      |
| Typical ownership tenure      | 13.8 yrs |

## COMMUNITY

|                                  |          |
|----------------------------------|----------|
| Population                       | 777      |
| Density                          | 15 / mi² |
| Median household income          | \$67K    |
| Average household income         | \$79K    |
| Crime index (US avg 100)         | 125      |
| Air pollution index (US avg 100) | 86       |
| Earthquake index (US avg 100)    | 78       |
| Homes occupied                   | 89%      |
| Bachelor's or higher             | 19%      |
| Poverty rate                     | 11.7%    |
| 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.