

Kincaid 62540

ZIP code · IL · Illinois > Christian County > Kincaid

SELLER'S MARKET

\$130K

MEDIAN SALE PRICE

+2.0%

1-YR CHANGE

14

SALES (12 MO)

\$103K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 61 / 100



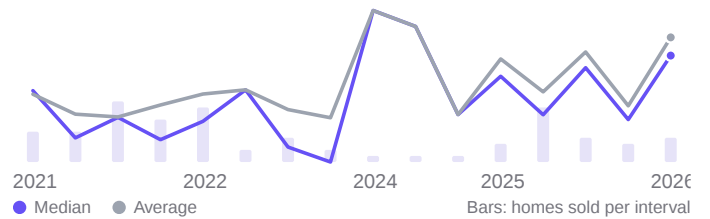
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

61 / 100

Sale prices

Median \$170K · Average \$196K

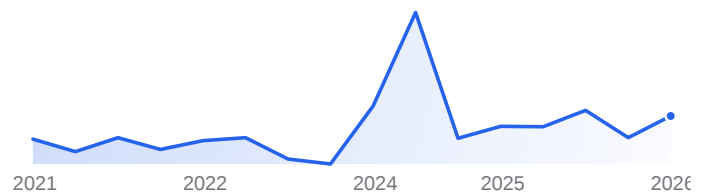
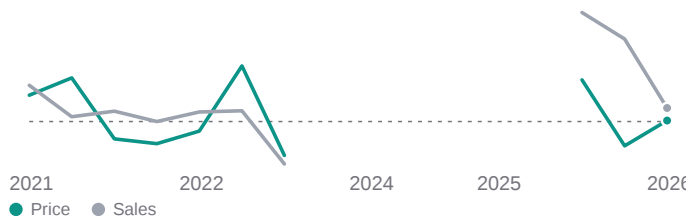


Growth (year over year)

Price +2.0% · Sales +27.3%

Price per square foot

\$117/ft²

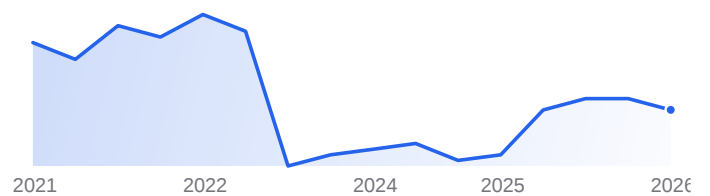


Sale premium vs estimated value

-0.8%

Annual turnover (share of homes sold)

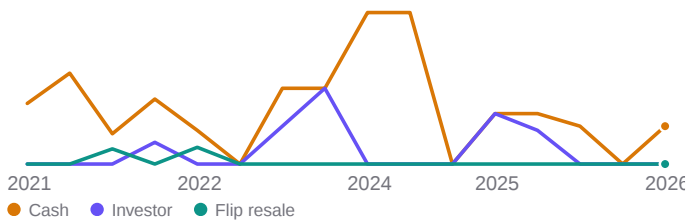
2.2%



BUYERS & OUTCOMES

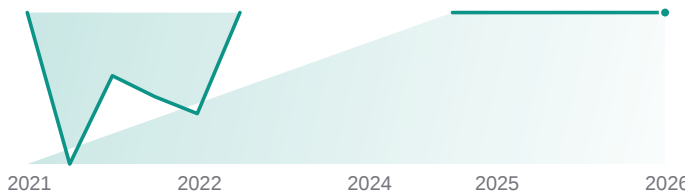
Buyer mix

Cash 25% · Investor 0% · Flip resale 0%



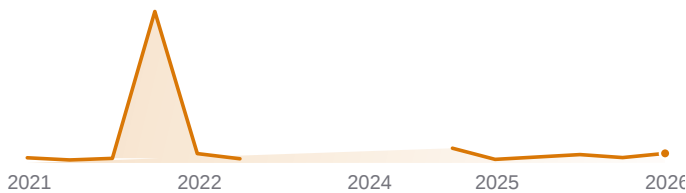
Sellers who sold at a gain

100%

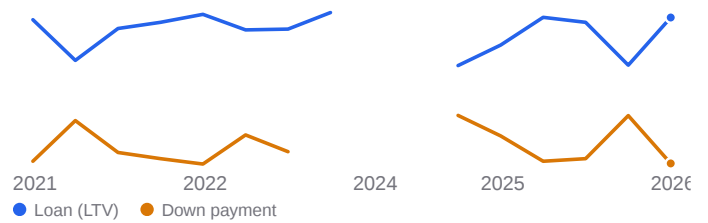


Median annualized return at resale

+6.8%

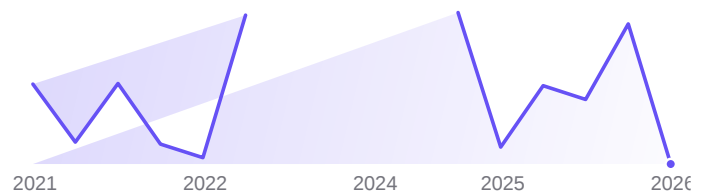


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



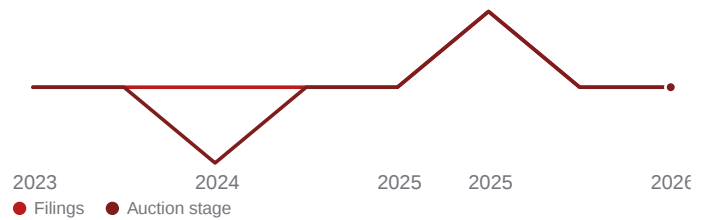
Typical hold before selling

1.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	634
Median value (AVM)	\$103K
Median size	1,123 ft²
Median bedrooms	3
Median year built	1925
Single family	91%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	49%
Underwater (LTV 125% or more)	3.7%
Owner occupied	77%
Company owned	5.7%
Median loan-to-value	52%
Typical ownership tenure	19.4 yrs

COMMUNITY

Population	787
Density	390 / mi ²
Median household income	\$67K
Average household income	\$91K
Crime index (US avg 100)	144
Air pollution index (US avg 100)	88
Earthquake index (US avg 100)	67
Homes occupied	90%
Bachelor's or higher	4%
Poverty rate	10.8%
Unemployment	1.5%
Average temp	53°F
Annual precip	37 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.