

Mechanicsburg 62545

ZIP code · IL · Illinois · Sangamon County · Mechanicsburg

BALANCED MARKET

\$107K

MEDIAN SALE PRICE

-13.0%

1-YR CHANGE

22

SALES (12 MO)

\$183K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 58 / 100

Buyer's market

Balanced

Seller's market

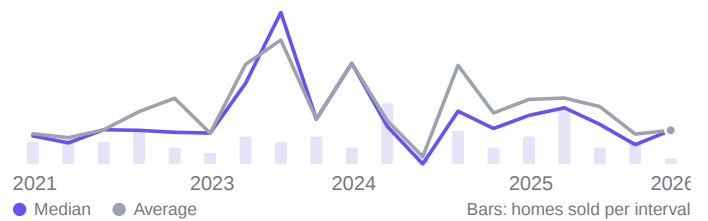
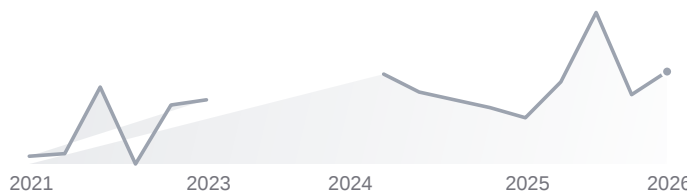
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

58 / 100

Sale prices

Median \$130K · Average \$130K

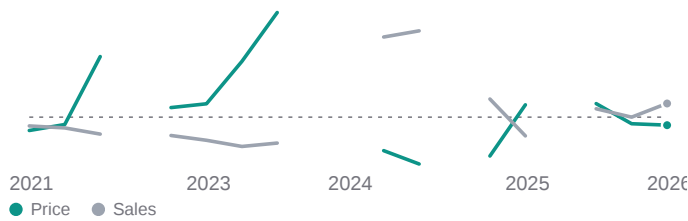


Growth (year over year)

Price -13.0% · Sales +22.2%

Price per square foot

\$41/ft²



Sale premium vs estimated value

+11.2%

Annual turnover (share of homes sold)

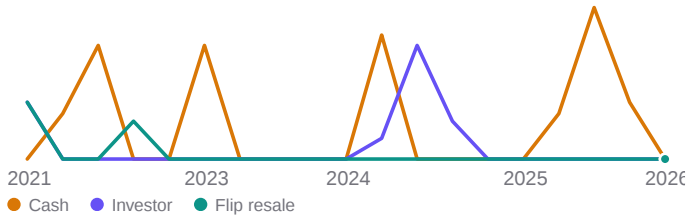
4.2%



BUYERS & OUTCOMES

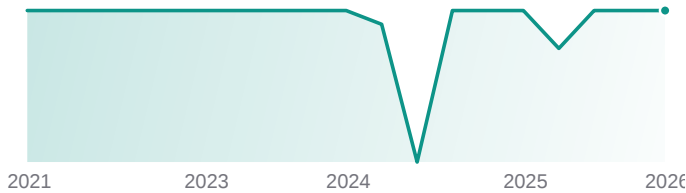
Buyer mix

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



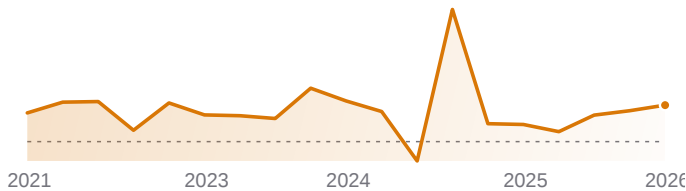
Sellers who sold at a gain

100%

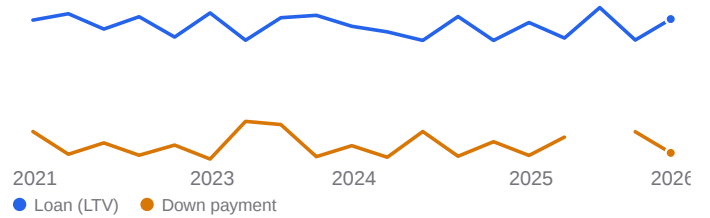


Median annualized return at resale

+8.2%

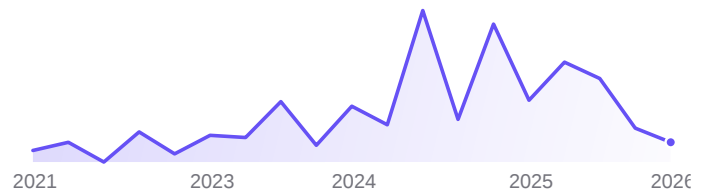


Financing (share of purchase price) Loan (LTV) 94% · Down payment 5.9%



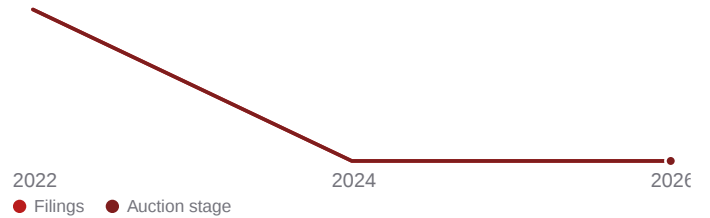
Typical hold before selling

3.5 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	525
Median value (AVM)	\$183K
Median size	1,256 ft²
Median bedrooms	3
Median year built	1973
Single family	84%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	50%
Underwater (LTV 125% or more)	4.4%
Owner occupied	81%
Company owned	6.9%
Median loan-to-value	50%
Typical ownership tenure	13.7 yrs

COMMUNITY

Population	881
Density	36 / mi²
Median household income	\$96K
Average household income	\$106K
Crime index (US avg 100)	125
Air pollution index (US avg 100)	84
Earthquake index (US avg 100)	53
Homes occupied	95%
Bachelor's or higher	24%
Poverty rate	6.6%
Unemployment	1.4%
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.