

Chatham 62629

ZIP code · IL · Illinois · Sangamon County · Chatham

SELLER'S MARKET

\$319K

MEDIAN SALE PRICE

+4.0%

1-YR CHANGE

254

SALES (12 MO)

\$306K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 68 / 100

Buyer's market

Balanced

Seller's market

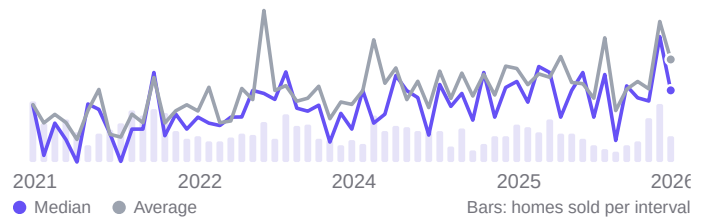
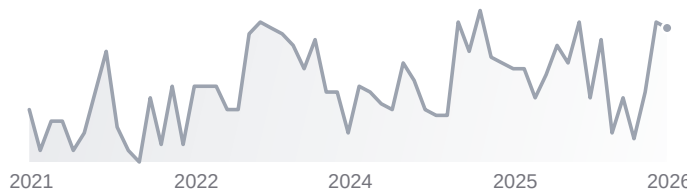
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

68 / 100

Sale prices

Median \$295K · Average \$347K

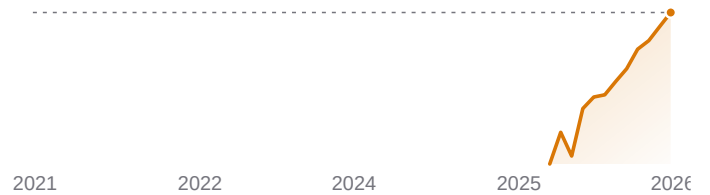
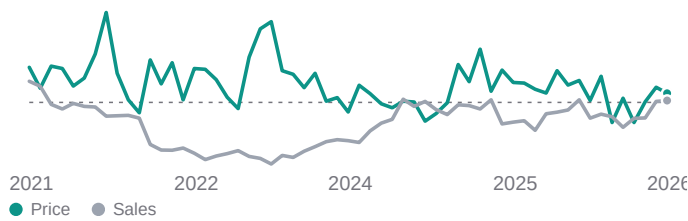


Growth (year over year)

Price +4.0% · Sales +0.8%

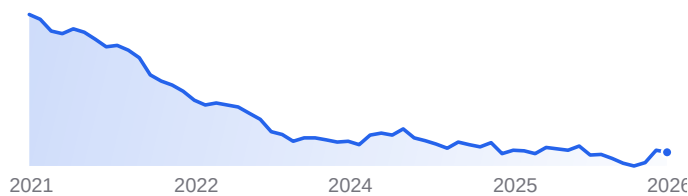
Sale premium vs estimated value

+0.0%



Annual turnover (share of homes sold)

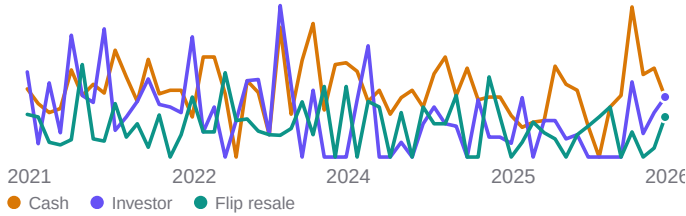
4.8%



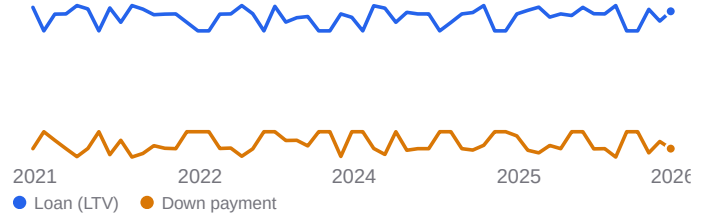
BUYERS & OUTCOMES

Buyer mix

Cash 15% · Investor 15% · Flip resale 10%

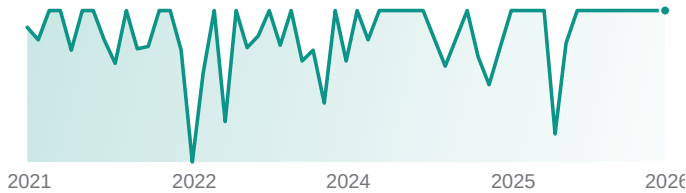


Financing (share of purchase price) Loan (LTV) 92% · Down payment 10%



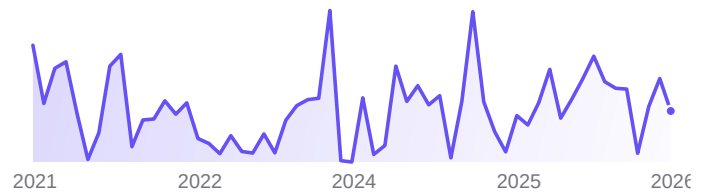
Sellers who sold at a gain

100%



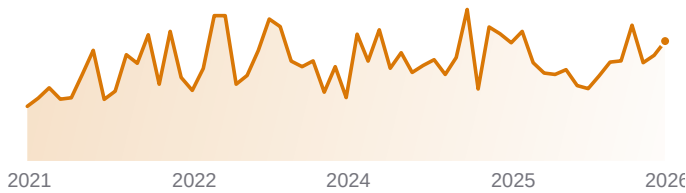
Typical hold before selling

4.8 yrs



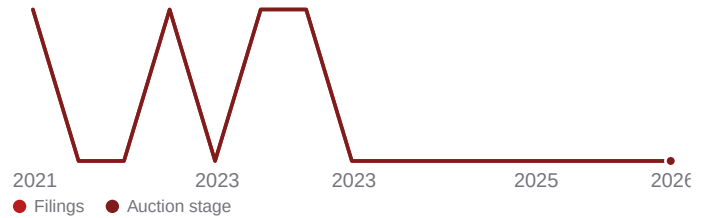
Median annualized return at resale

+6.2%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	5,255
Median value (AVM)	\$306K
Single family	96%
Condos	4.4%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	45%
Underwater (LTV 125% or more)	2.9%
Owner occupied	88%
Company owned	11%
Median loan-to-value	54%
Typical ownership tenure	11.3 yrs

COMMUNITY

Population	16,261
Density	418 / mi²
Median household income	\$112K
Average household income	\$130K
Crime index (US avg 100)	53
Air pollution index (US avg 100)	77
Earthquake index (US avg 100)	62
Homes occupied	92%
Bachelor's or higher	28%
Poverty rate	2.8%
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. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.