

Elkhart 62634

ZIP code · IL · Illinois · Logan County · Elkhart

BUYER'S MARKET

\$127K

MEDIAN SALE PRICE

-9.5%

1-YR CHANGE

14

SALES (12 MO)

\$148K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 34 / 100



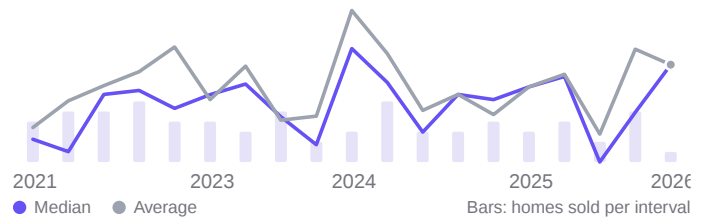
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

34 / 100

Sale prices

Median \$195K · Average \$195K

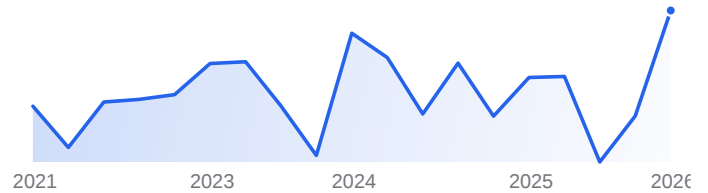
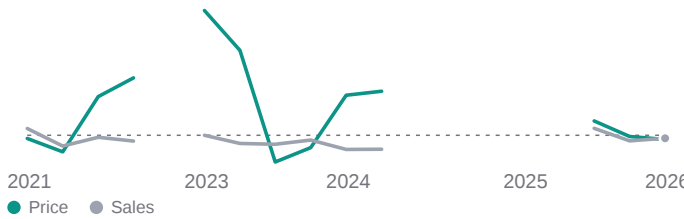


Growth (year over year)

Price -9.5% · Sales -6.7%

Price per square foot

\$181/ft²

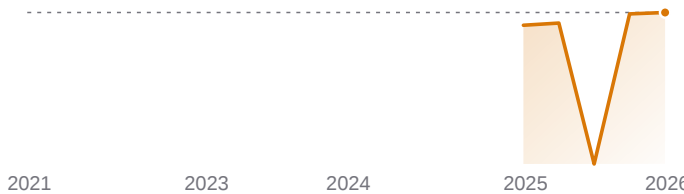


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

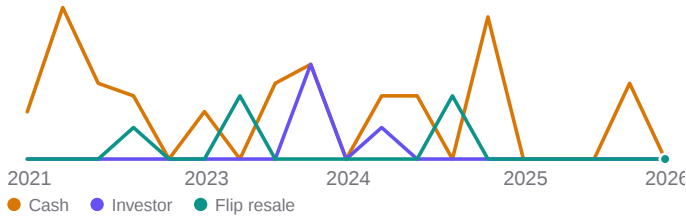
3.7%



BUYERS & OUTCOMES

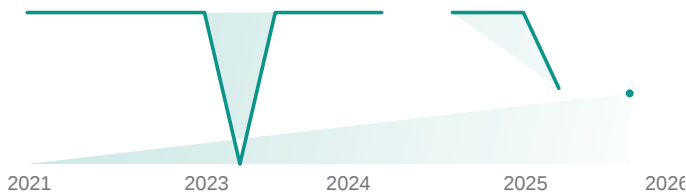
Buyer mix

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



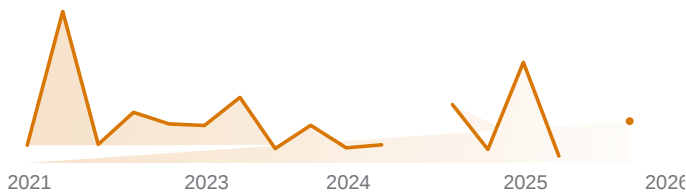
Sellers who sold at a gain

73%

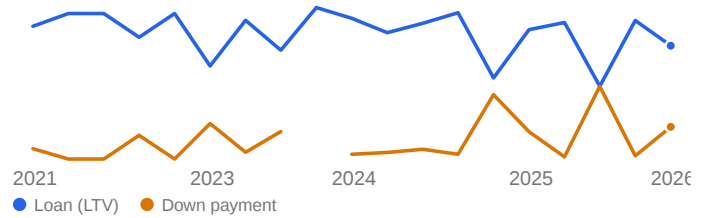


Median annualized return at resale

+12.6%

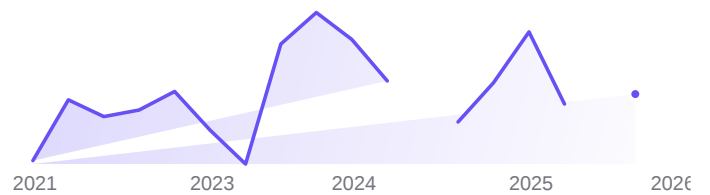


Financing (share of purchase price) Loan (LTV) 77% · Down payment 23%



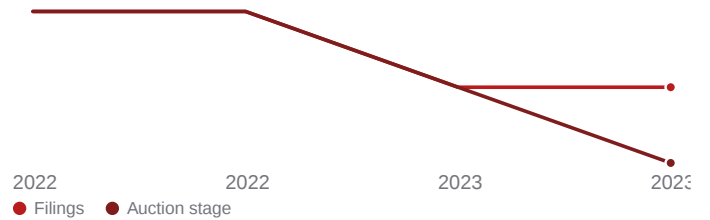
Typical hold before selling

4.9 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	383
Median value (AVM)	\$148K
Median size	1,272 ft²
Median year built	1950
Single family	79%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	55%
Underwater (LTV 125% or more)	4.8%
Owner occupied	87%
Company owned	9.1%
Median loan-to-value	43%
Typical ownership tenure	14.4 yrs

COMMUNITY

Population	1,057
Density	20 / mi²
Median household income	\$87K
Average household income	\$104K
Crime index (US avg 100)	56
Air pollution index (US avg 100)	88
Earthquake index (US avg 100)	47
Homes occupied	91%
Bachelor's or higher	10%
Poverty rate	3.3%
Unemployment	0.8%
Average temp	52°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.