

Havana 62644

ZIP code · IL · Illinois > Fulton County > Havana

BUYER'S MARKET

\$64K

MEDIAN SALE PRICE

-23.6%

1-YR CHANGE

85

SALES (12 MO)

\$84K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 37 / 100



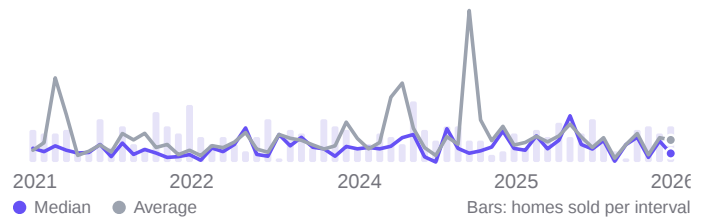
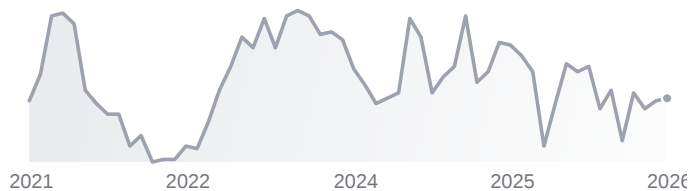
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

37 / 100

Sale prices

Median \$54K · Average \$101K

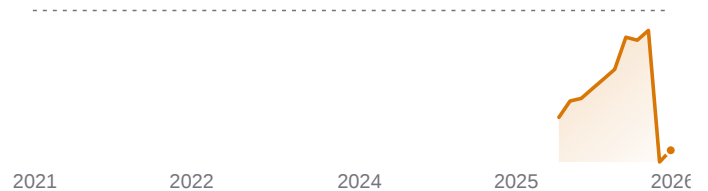
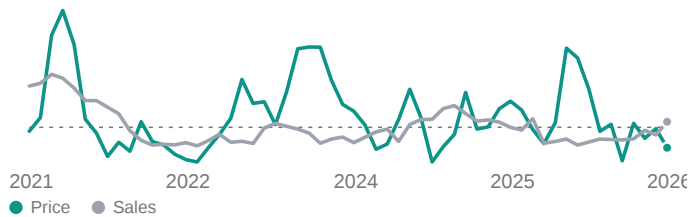


Growth (year over year)

Price -23.6% · Sales +6.3%

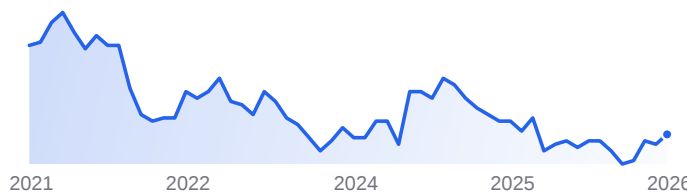
Sale premium vs estimated value

-9.6%



Annual turnover (share of homes sold)

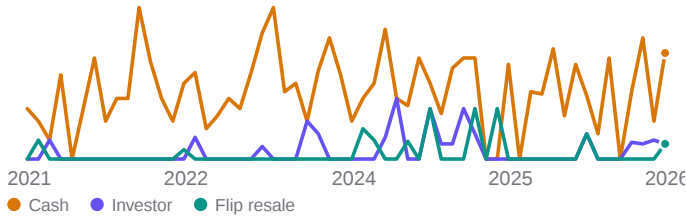
3.5%



BUYERS & OUTCOMES

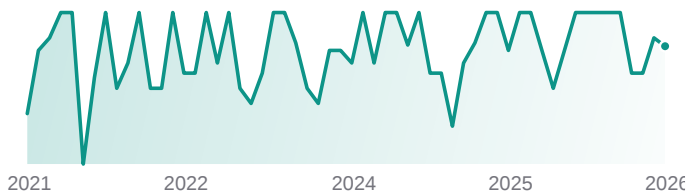
Buyer mix

Cash 70% · Investor 10% · Flip resale 10%



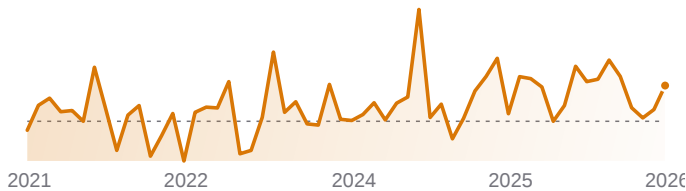
Sellers who sold at a gain

78%

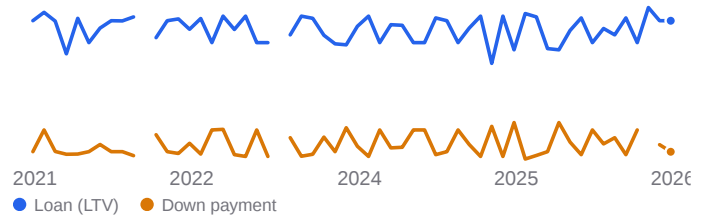


Median annualized return at resale

+6.9%

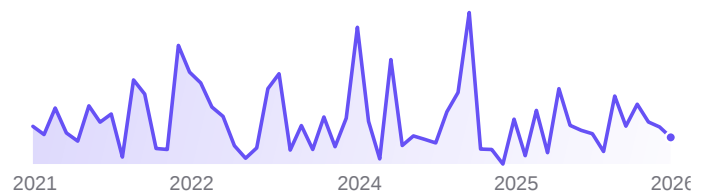


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



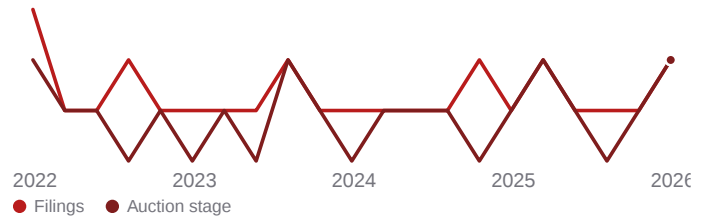
Typical hold before selling

3.8 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	2,461
Median value (AVM)	\$84K
Median size	1,176 ft²
Median year built	1980
Single family	94%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	63%
Underwater (LTV 125% or more)	3.7%
Owner occupied	66%
Company owned	7.8%
Median loan-to-value	0%
Typical ownership tenure	18.7 yrs

COMMUNITY

Population	4,364
Density	39 / mi²
Median household income	\$60K
Average household income	\$76K
Crime index (US avg 100)	125
Air pollution index (US avg 100)	71
Earthquake index (US avg 100)	37
Homes occupied	86%
Bachelor's or higher	13%
Poverty rate	15.0%
Unemployment	1.2%
Average temp	52°F
Annual precip	38 in
Sunshine	58%

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.