

# Sherman 62684

ZIP code · IL · Illinois · Sangamon County · Sherman

BALANCED MARKET

**\$316K**

MEDIAN SALE PRICE

**-7.5%**

1-YR CHANGE

**78**

SALES (12 MO)

**\$323K**

MEDIAN VALUE (AVM)

Market temperature

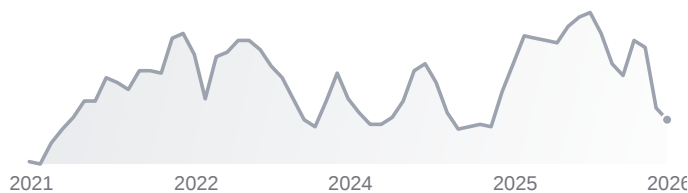
Balanced market · 41 / 100



## MARKET TRENDS (5 YEARS)

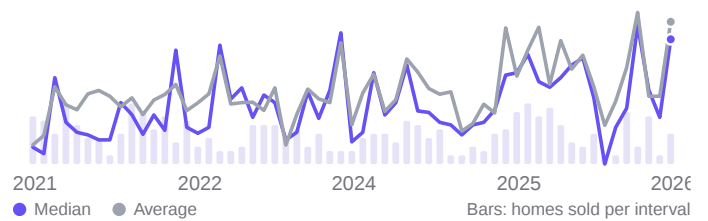
Market temperature (0–100)

41 / 100



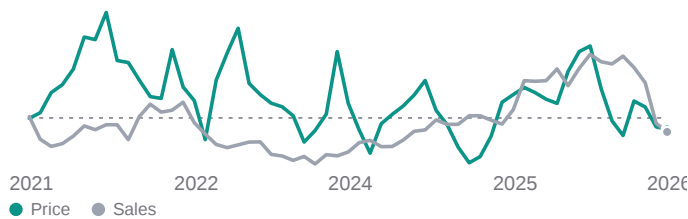
Sale prices

Median \$402K · Average \$437K



Growth (year over year)

Price -7.5% · Sales -9.3%



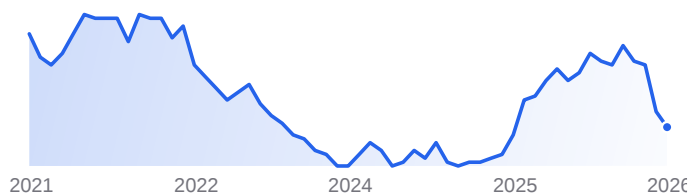
Sale premium vs estimated value

+0.0%



Annual turnover (share of homes sold)

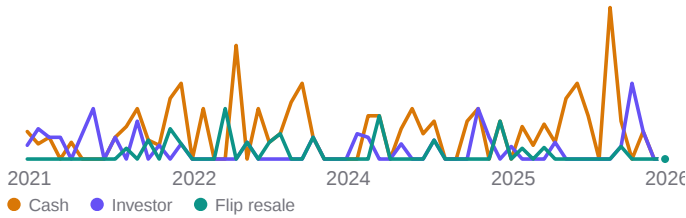
4.0%



## BUYERS & OUTCOMES

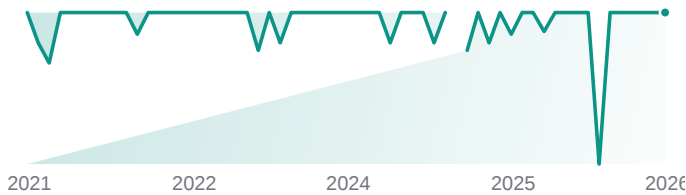
### Buyer mix

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



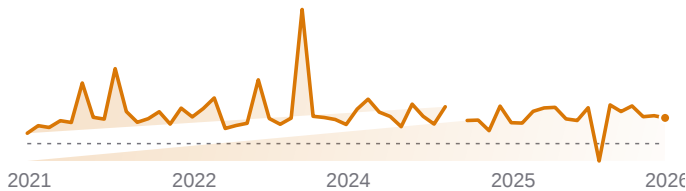
### Sellers who sold at a gain

100%

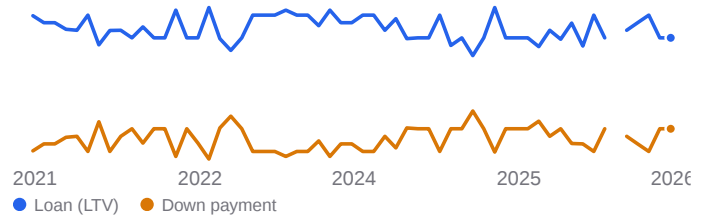


### Median annualized return at resale

+4.2%

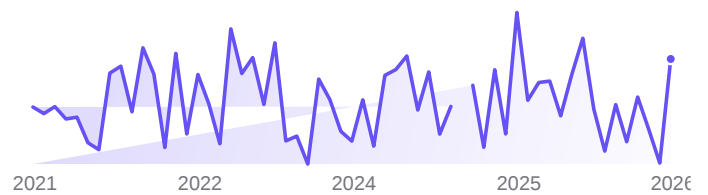


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



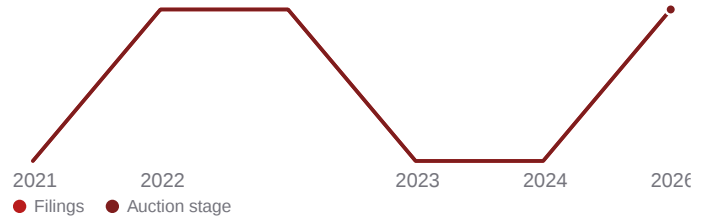
### Typical hold before selling

8.9 yrs



### Preforeclosure filings

Filings 2 · Auction stage 2



## HOUSING STOCK

|                    |        |
|--------------------|--------|
| Homes              | 1,963  |
| Median value (AVM) | \$323K |
| Single family      | 100%   |

## EQUITY & OWNERSHIP

|                               |          |
|-------------------------------|----------|
| Equity rich (LTV 50% or less) | 47%      |
| Underwater (LTV 125% or more) | 2.5%     |
| Owner occupied                | 90%      |
| Company owned                 | 9.3%     |
| Median loan-to-value          | 53%      |
| Typical ownership tenure      | 13.5 yrs |

## COMMUNITY

|                                  |           |
|----------------------------------|-----------|
| Population                       | 4,465     |
| Density                          | 172 / mi² |
| Median household income          | \$135K    |
| Average household income         | \$161K    |
| Crime index (US avg 100)         | 25        |
| Air pollution index (US avg 100) | 78        |
| Earthquake index (US avg 100)    | 52        |
| Homes occupied                   | 97%       |
| Bachelor's or higher             | 29%       |
| Poverty rate                     | 2.8%      |
| Unemployment                     | 1.3%      |
| Average temp                     | 53°F      |
| Annual precip                    | 37 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.