

Thayer 62689

ZIP code · IL · Illinois · Sangamon County · Thayer

SELLER'S MARKET

\$112K

MEDIAN SALE PRICE

+32.2%

1-YR CHANGE

9

SALES (12 MO)

\$81K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 67 / 100

Buyer's market

Balanced

Seller's market

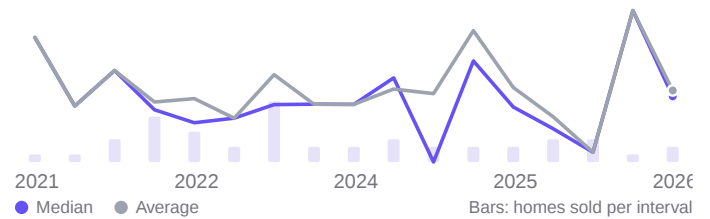
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

67 / 100

Sale prices

Median \$74K · Average \$79K

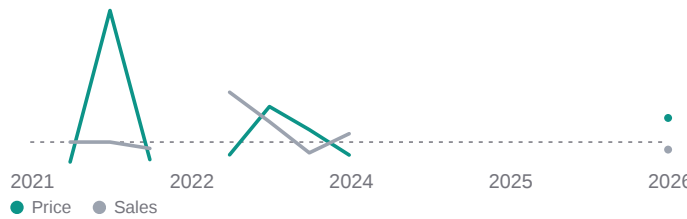


Growth (year over year)

Price +32.2% · Sales -10.0%

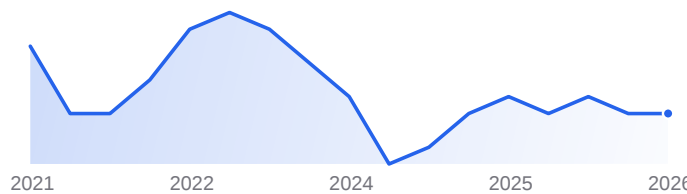
Sale premium vs estimated value

-1.2%



Annual turnover (share of homes sold)

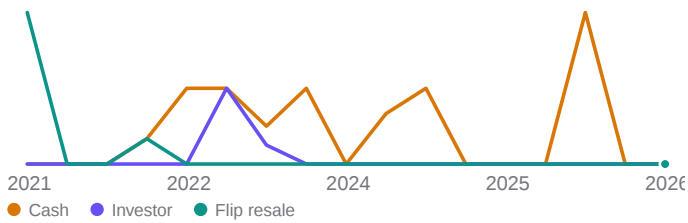
3.2%



BUYERS & OUTCOMES

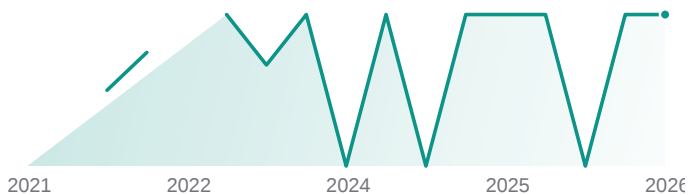
Buyer mix

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



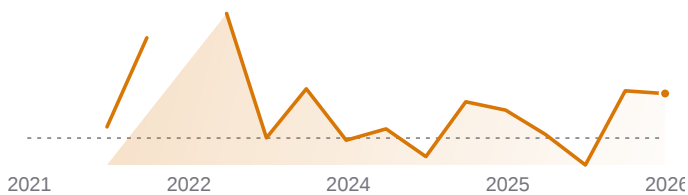
Sellers who sold at a gain

100%

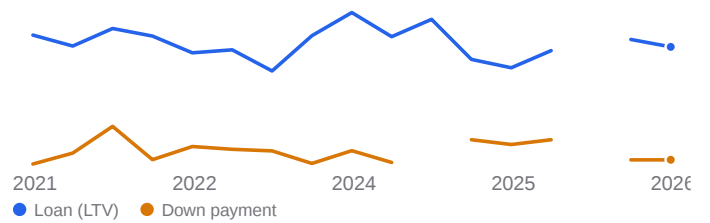


Median annualized return at resale

+11.3%

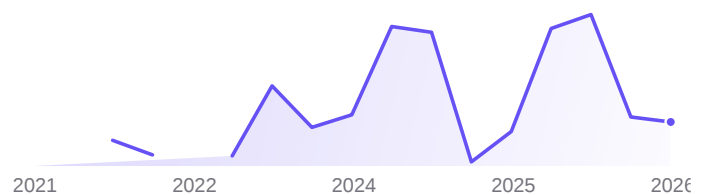


Financing (share of purchase price) Loan (LTV) 89% · Down payment 5.0%



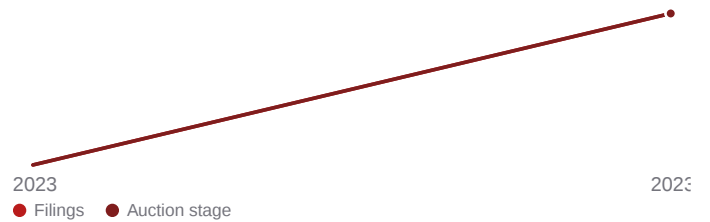
Typical hold before selling

6.6 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	277
Median value (AVM)	\$81K
Single family	100%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	60%
Underwater (LTV 125% or more)	7.4%
Owner occupied	70%
Company owned	9.0%
Median loan-to-value	30%
Typical ownership tenure	15.0 yrs

COMMUNITY

Population	45
Density	67 / mi ²
Median household income	\$78K
Average household income	\$89K
Crime index (US avg 100)	121
Air pollution index (US avg 100)	85
Earthquake index (US avg 100)	65
Homes occupied	93%
Bachelor's or higher	15%
Poverty rate	6.3%
Unemployment	1.1%
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.