

Centralia 62801

ZIP code · IL · Illinois · Washington County · Centralia

BALANCED MARKET

\$84K

MEDIAN SALE PRICE

-18.9%

1-YR CHANGE

292

SALES (12 MO)

\$80K

MEDIAN VALUE (AVM)

Market temperature

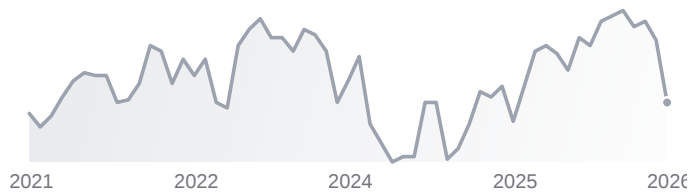
Balanced market · 41 / 100



MARKET TRENDS (5 YEARS)

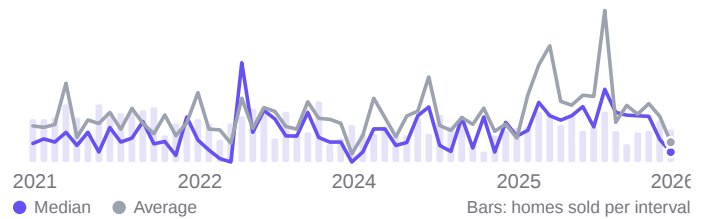
Market temperature (0–100)

41 / 100



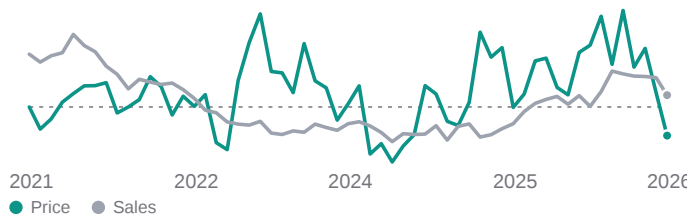
Sale prices

Median \$60K · Average \$75K



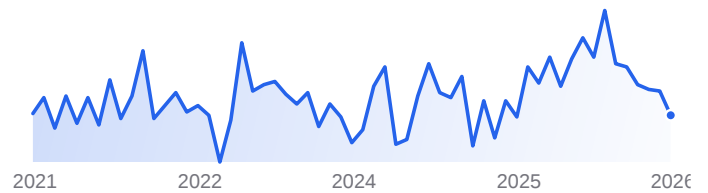
Growth (year over year)

Price -18.9% · Sales +7.7%



Price per square foot

\$55/ft²



Sale premium vs estimated value

-0.6%



Annual turnover (share of homes sold)

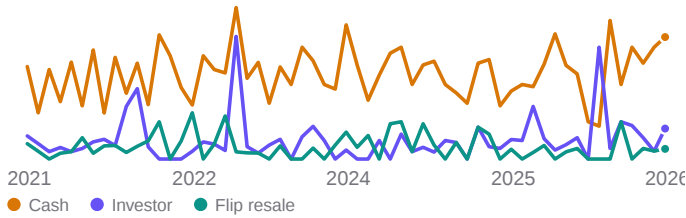
3.7%



BUYERS & OUTCOMES

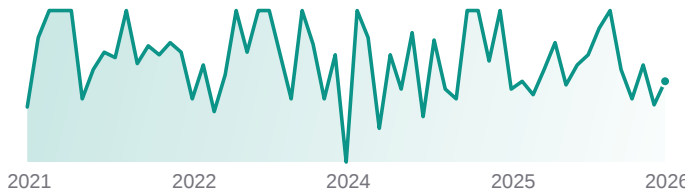
Buyer mix

Cash 55% · Investor 14% · Flip resale 4.5%



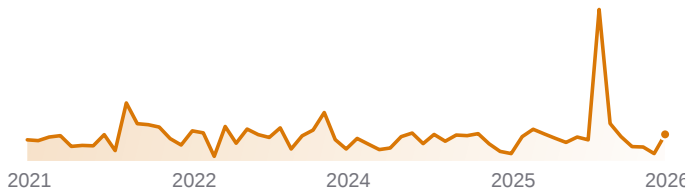
Sellers who sold at a gain

80%

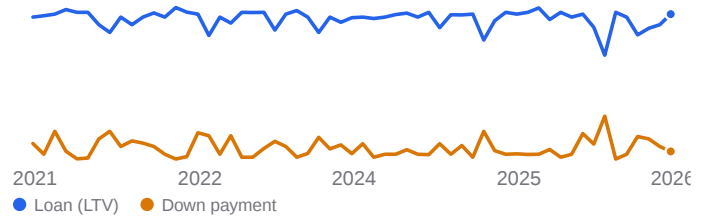


Median annualized return at resale

+8.2%

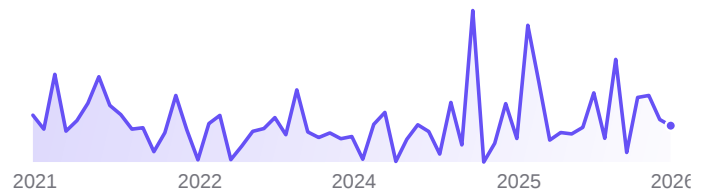


Financing (share of purchase price) Loan (LTV) 97% · Down payment 6.8%



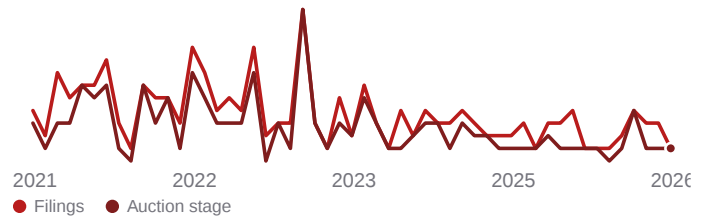
Typical hold before selling

4.8 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	7,959
Median value (AVM)	\$80K
Median size	1,260 ft²
Median bedrooms	3
Median year built	1953
Single family	90%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	64%
Underwater (LTV 125% or more)	3.6%
Owner occupied	71%
Company owned	12%
Median loan-to-value	14%
Typical ownership tenure	18.9 yrs

COMMUNITY

Population	20,739
Density	146 / mi²
Median household income	\$55K
Average household income	\$71K
Crime index (US avg 100)	120
Air pollution index (US avg 100)	86
Earthquake index (US avg 100)	180
Homes occupied	88%
Bachelor's or higher	11%
Poverty rate	17.4%
Unemployment	1.3%
Average temp	55°F
Annual precip	42 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.