

Xenia 62899

ZIP code · IL · Illinois · Wayne County · Xenia

BUYER'S MARKET

\$101K

MEDIAN SALE PRICE

-14.6%

1-YR CHANGE

18

SALES (12 MO)

\$77K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 33 / 100



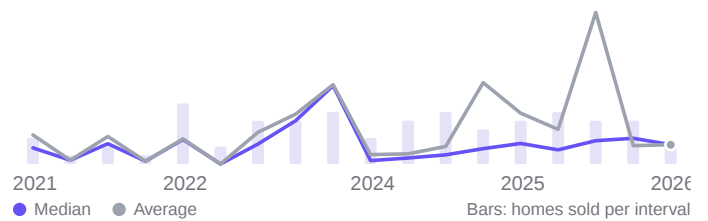
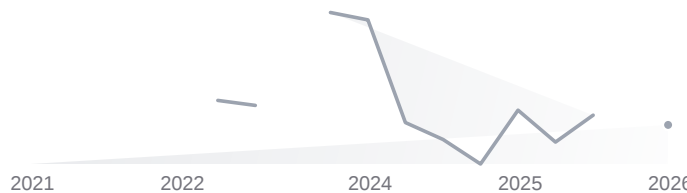
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

33 / 100

Sale prices

Median \$101K · Average \$101K

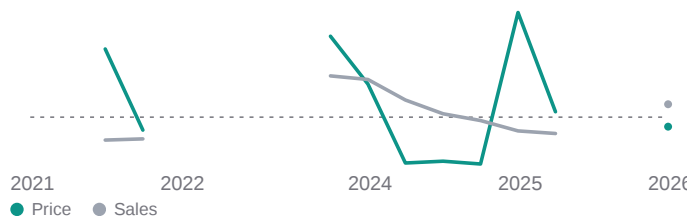


Growth (year over year)

Price -14.6% · Sales +20.0%

Price per square foot

\$100/ft²

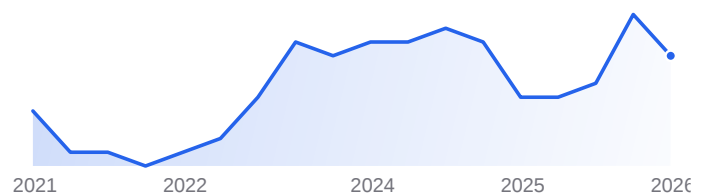
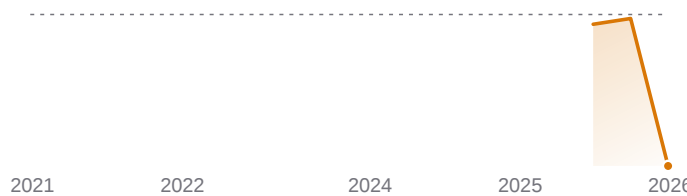


Sale premium vs estimated value

-35.4%

Annual turnover (share of homes sold)

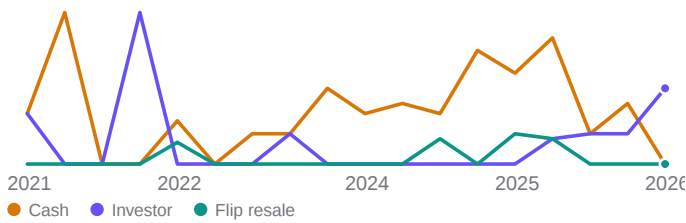
2.1%



BUYERS & OUTCOMES

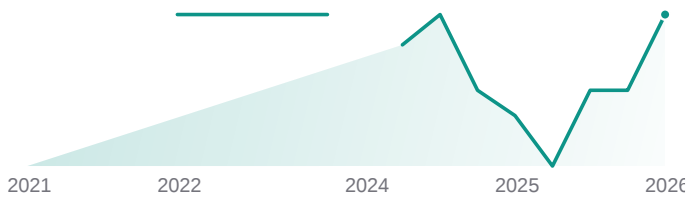
Buyer mix

Cash 0% · Investor 50% · Flip resale 0%



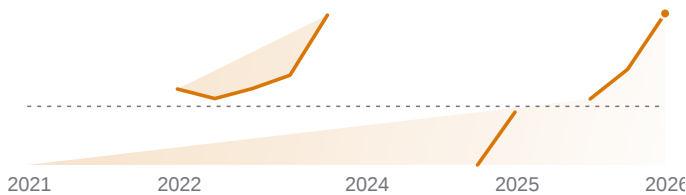
Sellers who sold at a gain

100%

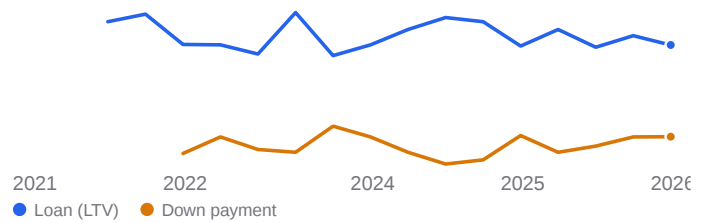


Median annualized return at resale

+34.1%

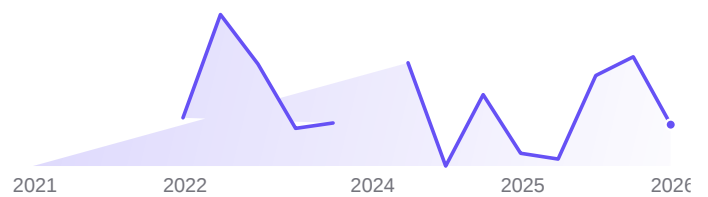


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



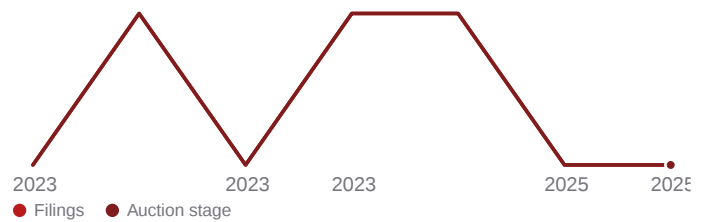
Typical hold before selling

3.2 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	851
Median value (AVM)	\$77K
Median size	1,288 ft²
Median year built	1975
Single family	28%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	60%
Underwater (LTV 125% or more)	8.4%
Owner occupied	71%
Company owned	16%
Median loan-to-value	31%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	1,983
Density	16 / mi²
Median household income	\$78K
Average household income	\$99K
Crime index (US avg 100)	99
Air pollution index (US avg 100)	78
Earthquake index (US avg 100)	178
Homes occupied	91%
Bachelor's or higher	14%
Poverty rate	13.4%
Unemployment	1.4%
Average temp	55°F
Annual precip	43 in
Sunshine	59%

Market metrics are derived from recorded arms-length deeds through April 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.