

Buncombe 62912

ZIP code · IL · Illinois · Johnson County · Buncombe

BUYER'S MARKET

\$210K

MEDIAN SALE PRICE

-39.1%

1-YR CHANGE

16

SALES (12 MO)

\$151K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 39 / 100



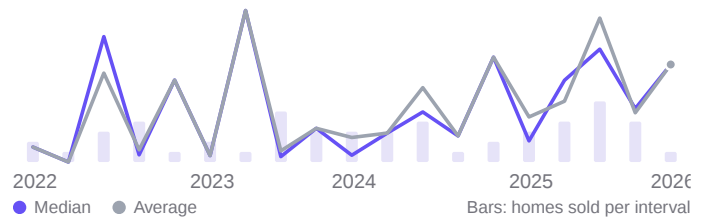
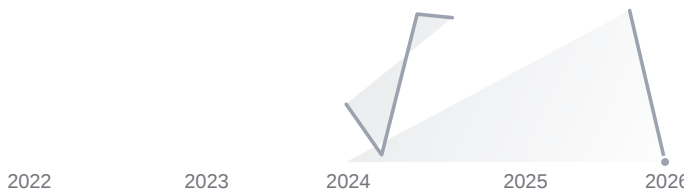
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

39 / 100

Sale prices

Median \$305K · Average \$305K

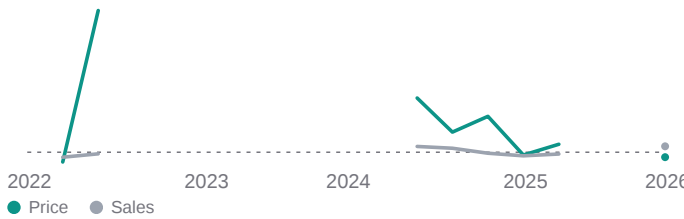


Growth (year over year)

Price -39.1% · Sales +45.5%

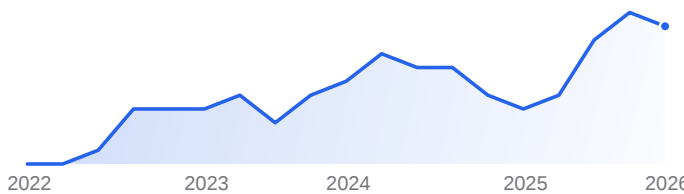
Sale premium vs estimated value

-53.0%



Annual turnover (share of homes sold)

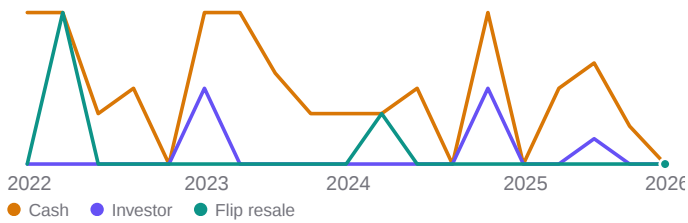
3.1%



BUYERS & OUTCOMES

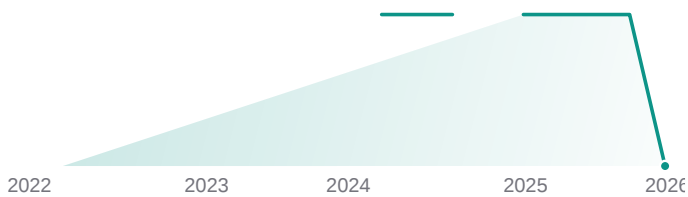
Buyer mix

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



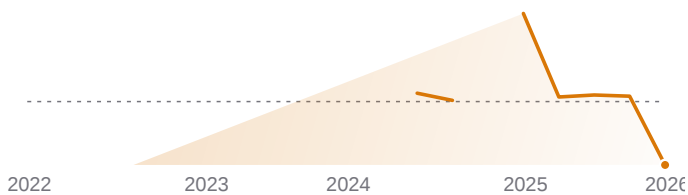
Sellers who sold at a gain

0%

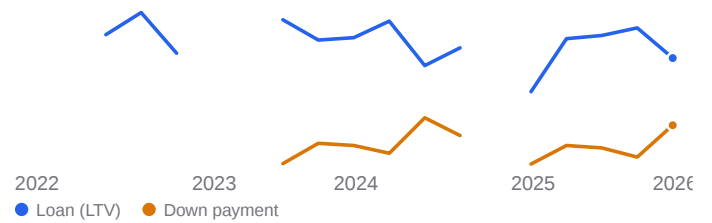


Median annualized return at resale

-43.9%

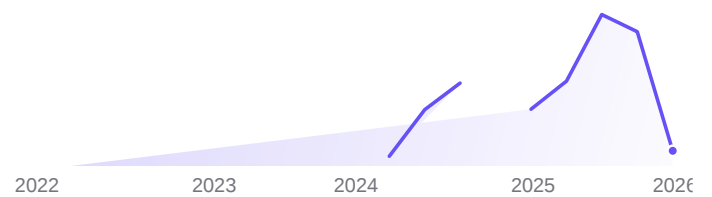


Financing (share of purchase price) Loan (LTV) 72% · Down payment 28%



Typical hold before selling

1.2 yrs



HOUSING STOCK

Homes	511
Median value (AVM)	\$151K
Median year built	2010
Single family	47%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	73%
Underwater (LTV 125% or more)	4.2%
Owner occupied	87%
Company owned	8.4%
Median loan-to-value	0%
Typical ownership tenure	21.0 yrs

COMMUNITY

Population	1,217
Density	24 / mi ²
Median household income	\$67K
Average household income	\$87K
Crime index (US avg 100)	145
Air pollution index (US avg 100)	85
Earthquake index (US avg 100)	435
Homes occupied	88%
Bachelor's or higher	13%
Poverty rate	16.3%
Unemployment	1.5%
Average temp	57°F
Annual precip	47 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.