

Carrier Mills 62917

ZIP code · IL · Illinois · Saline County · Carrier Mills

BALANCED MARKET

\$84K

MEDIAN SALE PRICE

-13.3%

1-YR CHANGE

23

SALES (12 MO)

\$69K

MEDIAN VALUE (AVM)

Market temperature

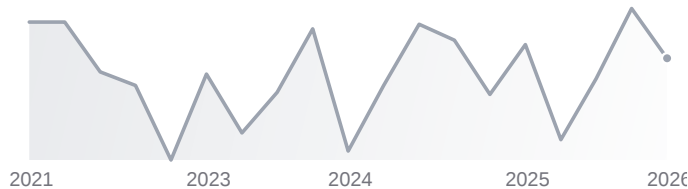
Balanced market · 49 / 100



MARKET TRENDS (5 YEARS)

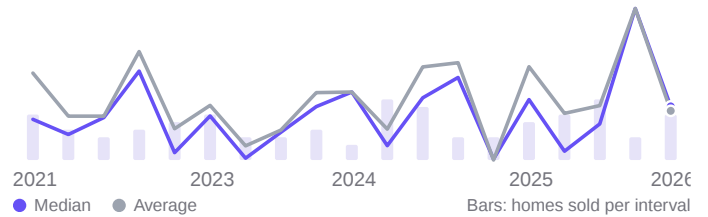
Market temperature (0-100)

49 / 100



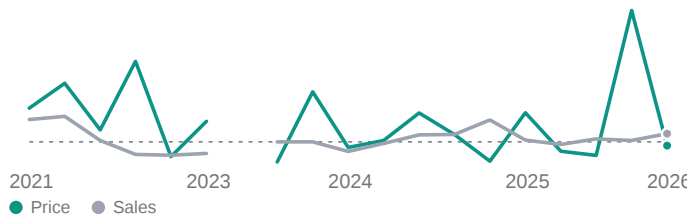
Sale prices

Median \$87K · Average \$83K



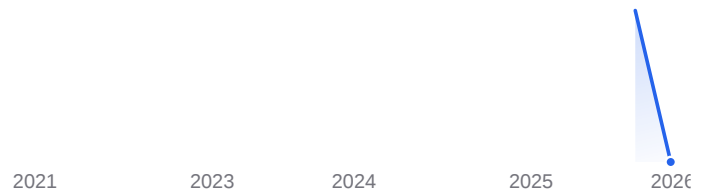
Growth (year over year)

Price -13.3% · Sales +27.8%



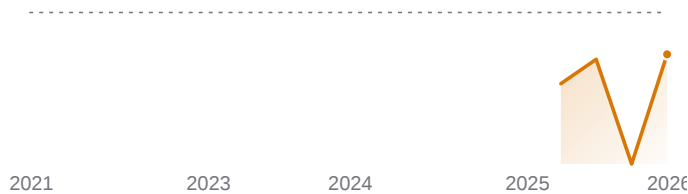
Price per square foot

\$118/ft²



Sale premium vs estimated value

-6.1%



Annual turnover (share of homes sold)

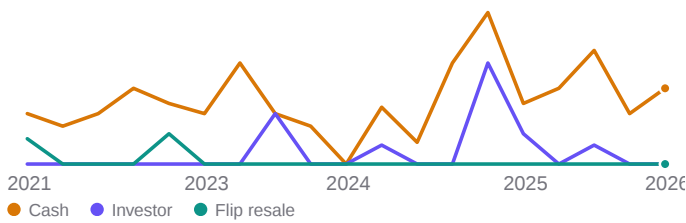
2.2%



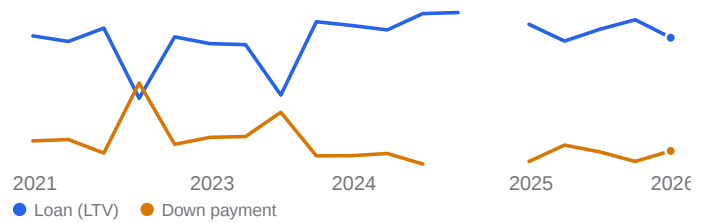
BUYERS & OUTCOMES

Buyer mix

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

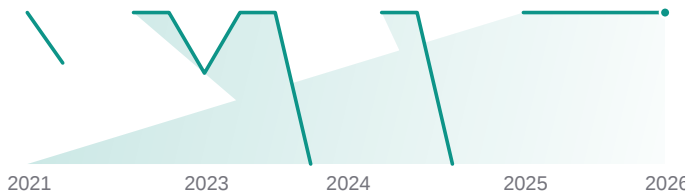


Financing (share of purchase price) Loan (LTV) 85% · Down payment 11%



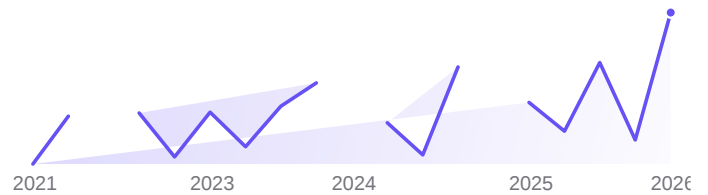
Sellers who sold at a gain

100%



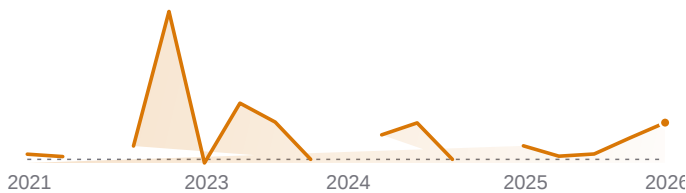
Typical hold before selling

17.0 yrs



Median annualized return at resale

+16.3%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,029
Median value (AVM)	\$69K
Median size	1,440 ft²
Median year built	1982
Single family	91%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	69%
Underwater (LTV 125% or more)	5.2%
Owner occupied	82%
Company owned	6.9%
Median loan-to-value	0%
Typical ownership tenure	9.3 yrs

COMMUNITY

Population	2,031
Density	70 / mi²
Median household income	\$56K
Average household income	\$71K
Crime index (US avg 100)	118
Air pollution index (US avg 100)	78
Earthquake index (US avg 100)	271
Homes occupied	88%
Bachelor's or higher	11%
Poverty rate	21.7%
Unemployment	1.4%
Average temp	57°F
Annual precip	46 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.