

Lee County, IL

County · IL · Illinois

BALANCED MARKET

\$172K

MEDIAN SALE PRICE

+5.2%

1-YR CHANGE

491

SALES (12 MO)

\$182K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 56 / 100



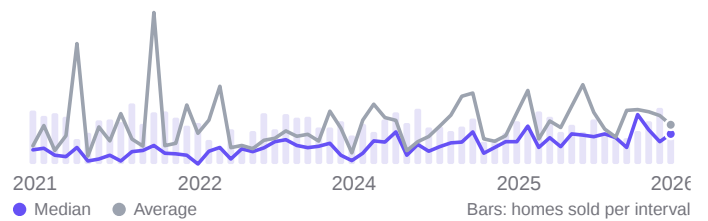
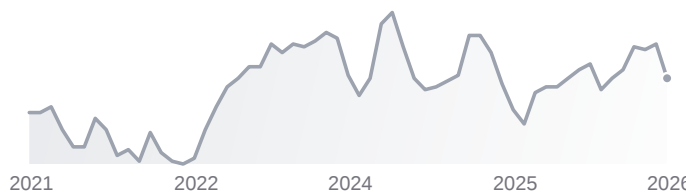
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

56 / 100

Sale prices

Median \$175K · Average \$199K

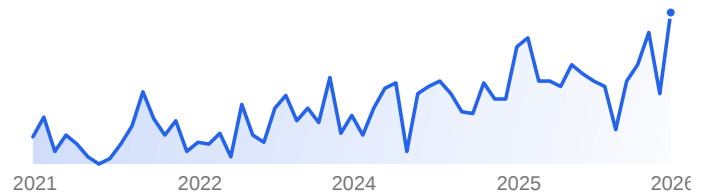
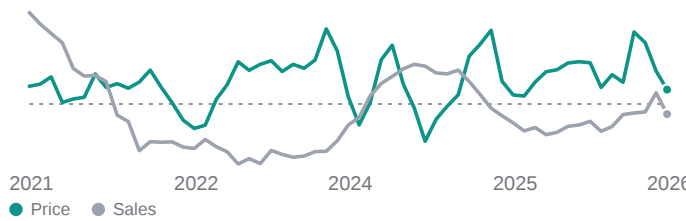


Growth (year over year)

Price +5.2% · Sales -3.7%

Price per square foot

\$157/ft²

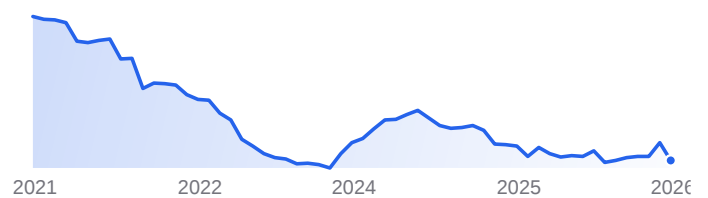
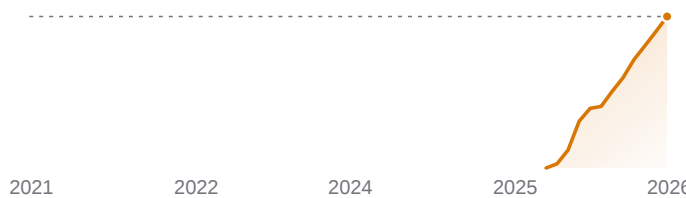


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

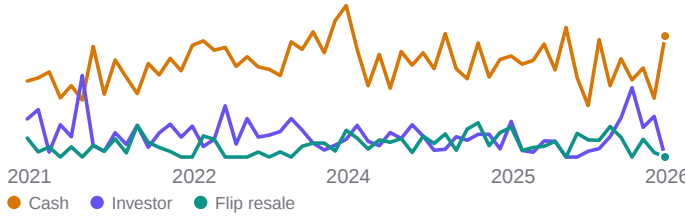
3.6%



BUYERS & OUTCOMES

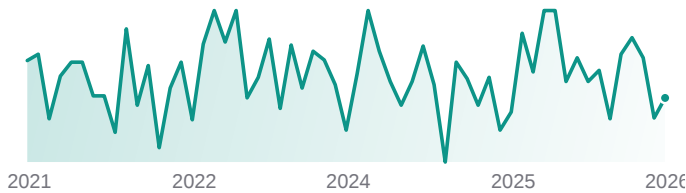
Buyer mix

Cash 42% · Investor 0% · Flip resale 0%



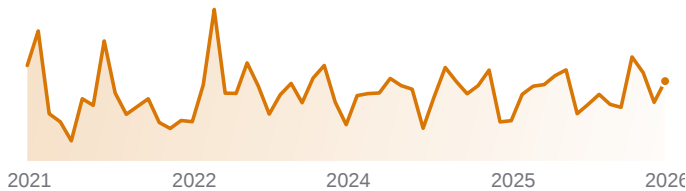
Sellers who sold at a gain

85%

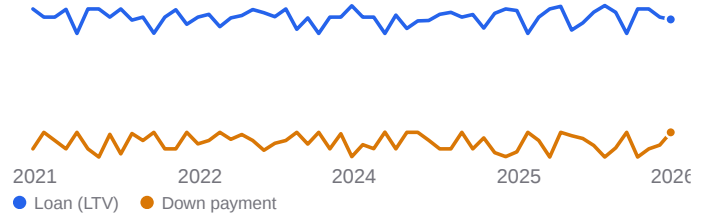


Median annualized return at resale

+9.7%

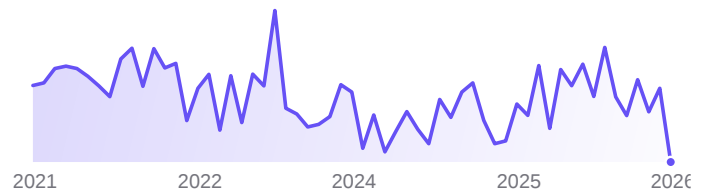


Financing (share of purchase price) Loan (LTV) 89% · Down payment 20%



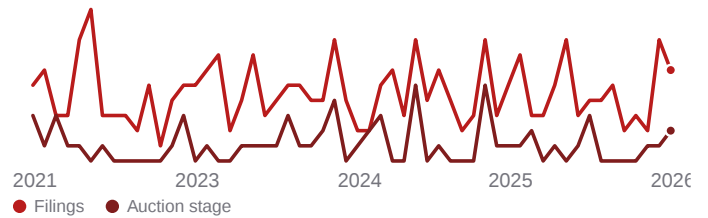
Typical hold before selling

2.1 yrs



Preforeclosure filings

Filings 6 · Auction stage 2



HOUSING STOCK

Homes	13,728
Median value (AVM)	\$182K
Median size	1,535 ft²
Median year built	1950
Single family	84%
Condos	0.5%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	55%
Underwater (LTV 125% or more)	3.1%
Owner occupied	78%
Company owned	18%
Median loan-to-value	46%
Typical ownership tenure	17.3 yrs

COMMUNITY

Population	33,645
Density	46 / mi²
Median household income	\$67K
Average household income	\$89K
Crime index (US avg 100)	117
Air pollution index (US avg 100)	87
Earthquake index (US avg 100)	40
Homes occupied	91%
Bachelor's or higher	12%
Poverty rate	12.4%
Unemployment	1.5%
Average temp	49°F
Annual precip	37 in
Sunshine	55%

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.