

Beecher 60401

ZIP code · IL · Illinois · Will County · Beecher

BALANCED MARKET

\$285K

MEDIAN SALE PRICE

+1.7%

1-YR CHANGE

79

SALES (12 MO)

\$307K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 40 / 100



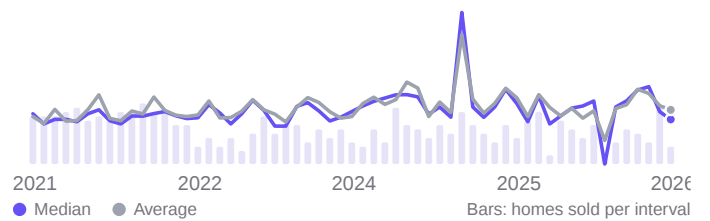
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

40 / 100

Sale prices

Median \$225K · Average \$267K

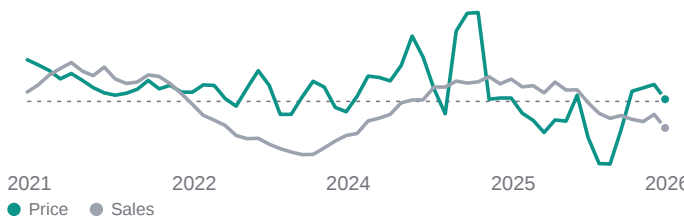


Growth (year over year)

Price +1.7% · Sales -21.0%

Price per square foot

\$60/ft²

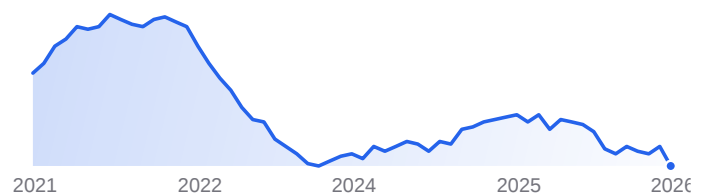
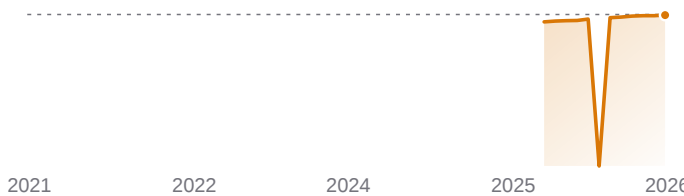


Sale premium vs estimated value

-0.3%

Annual turnover (share of homes sold)

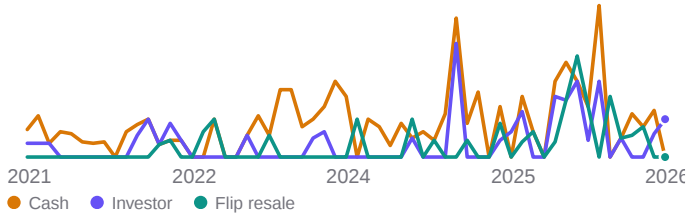
3.9%



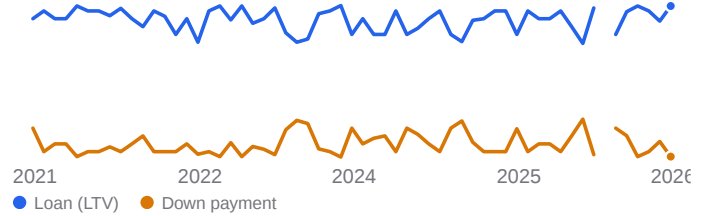
BUYERS & OUTCOMES

Buyer mix

Cash 0% · Investor 25% · Flip resale 0%

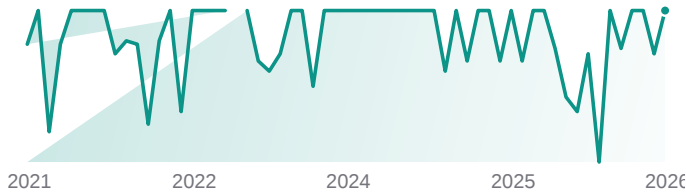


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



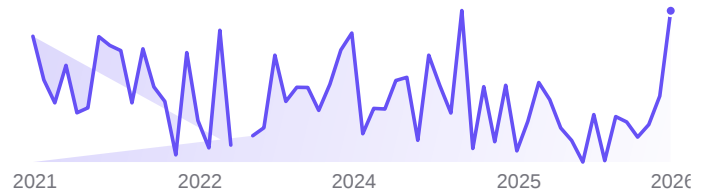
Sellers who sold at a gain

100%



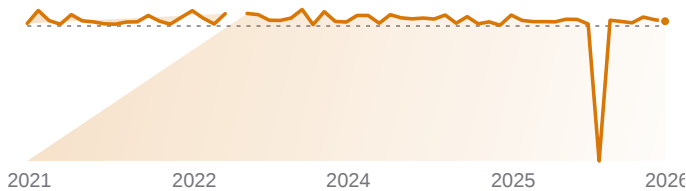
Typical hold before selling

18.8 yrs



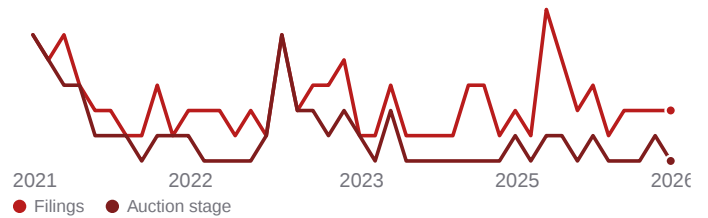
Median annualized return at resale

+3.3%



Preforeclosure filings

Filings 2 · Auction stage 0



HOUSING STOCK

Homes	2,047
Median value (AVM)	\$307K
Median size	1,984 ft²
Median bedrooms	3
Median year built	1996
Single family	97%
Condos	1.1%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	43%
Underwater (LTV 125% or more)	1.4%
Owner occupied	85%
Company owned	21%
Median loan-to-value	55%

Typical ownership tenure

12.4 yrs

COMMUNITY

Population	8,125
Density	139 / mi²
Median household income	\$94K
Average household income	\$120K
Crime index (US avg 100)	120
Air pollution index (US avg 100)	106
Earthquake index (US avg 100)	42
Homes occupied	96%
Bachelor's or higher	12%
Poverty rate	2.5%
Unemployment	1.8%
Average temp	50°F
Annual precip	39 in
Sunshine	54%

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.