

Lee 60530

ZIP code · IL · Illinois · Lee County · Lee

STRONG SELLER'S MARKET

\$614K

MEDIAN SALE PRICE

9

SALES (12 MO)

\$248K

MEDIAN VALUE (AVM)

Market temperature

Strong seller's market · 90 / 100



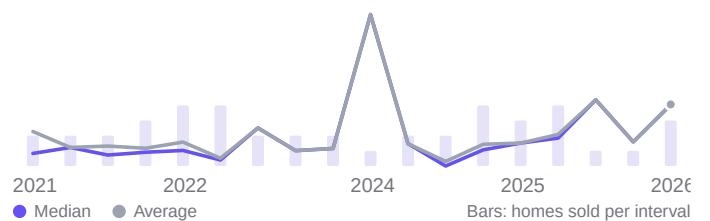
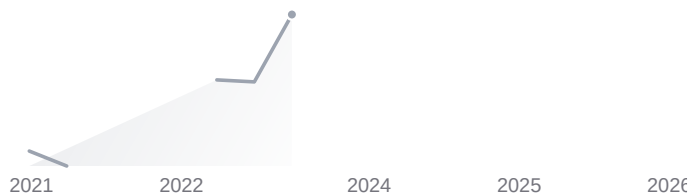
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

90 / 100

Sale prices

Median \$491K · Average \$494K

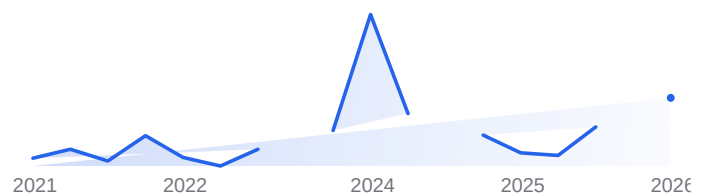
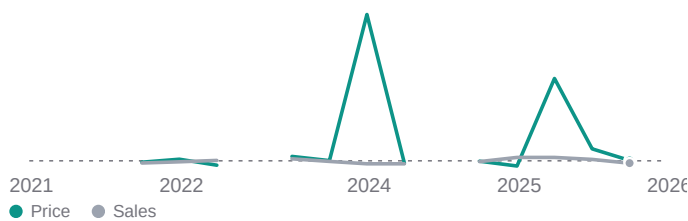


Growth (year over year)

Price +7.9% · Sales -36.4%

Price per square foot

\$289/ft²

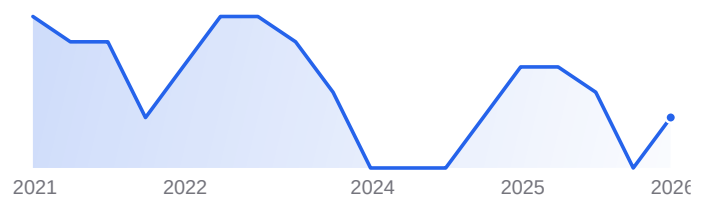


Sale premium vs estimated value

+47.2%

Annual turnover (share of homes sold)

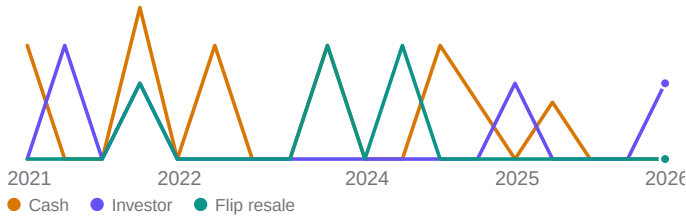
3.5%



BUYERS & OUTCOMES

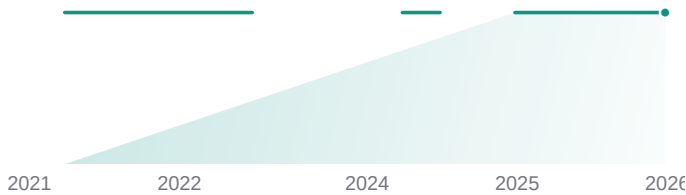
Buyer mix

Cash 0% · Investor 33% · Flip resale 0%



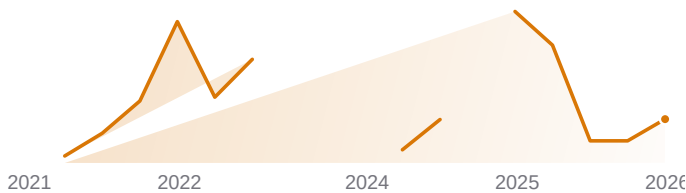
Sellers who sold at a gain

100%

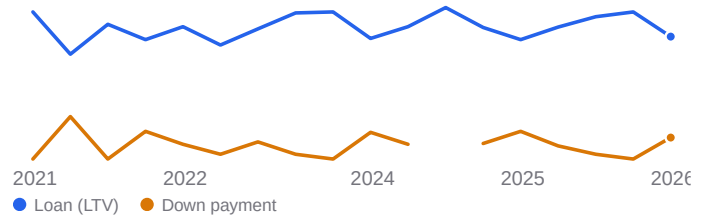


Median annualized return at resale

+5.9%

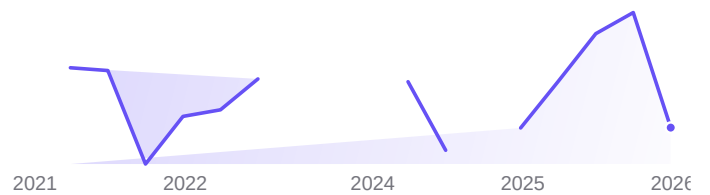


Financing (share of purchase price) Loan (LTV) 82% · Down payment 16%



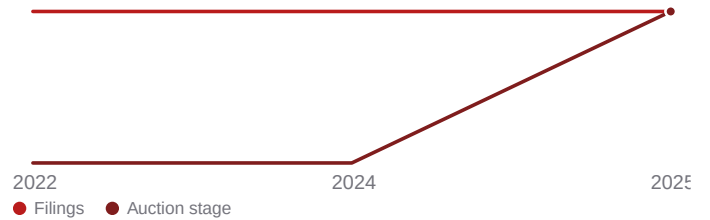
Typical hold before selling

4.7 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	260
Median value (AVM)	\$248K
Median size	1,767 ft²
Median year built	1969
Single family	76%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	51%
Underwater (LTV 125% or more)	2.8%
Owner occupied	82%
Company owned	15%
Median loan-to-value	49%
Typical ownership tenure	13.7 yrs

COMMUNITY

Population	627
Density	21 / mi ²
Median household income	\$91K
Average household income	\$98K
Crime index (US avg 100)	105
Air pollution index (US avg 100)	91
Earthquake index (US avg 100)	46
Homes occupied	92%
Bachelor's or higher	18%
Poverty rate	9.3%
Unemployment	1.8%
Average temp	48°F
Annual precip	37 in
Sunshine	54%

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.