

Leland 60531

ZIP code · IL · Illinois > LaSalle County > Leland

BALANCED MARKET

\$187K

MEDIAN SALE PRICE

-5.5%

1-YR CHANGE

24

SALES (12 MO)

\$264K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 47 / 100



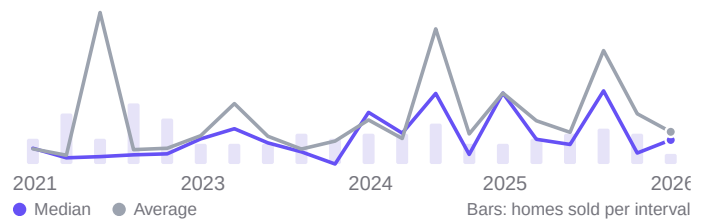
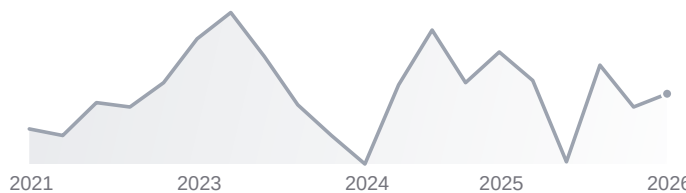
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

47 / 100

Sale prices

Median \$200K · Average \$228K

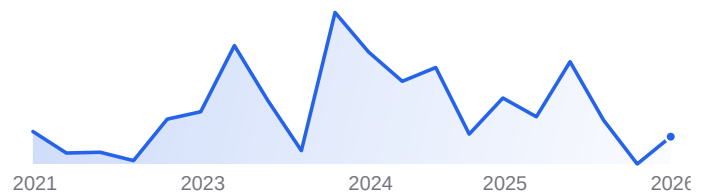
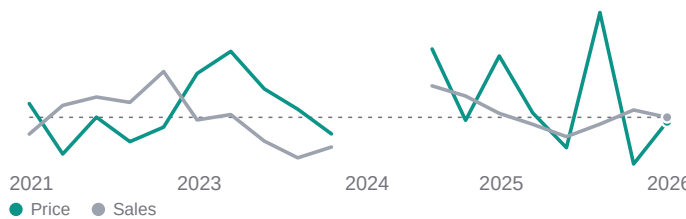


Growth (year over year)

Price -5.5% · Sales +0.0%

Price per square foot

\$116/ft²



Sale premium vs estimated value

-0.4%

Annual turnover (share of homes sold)

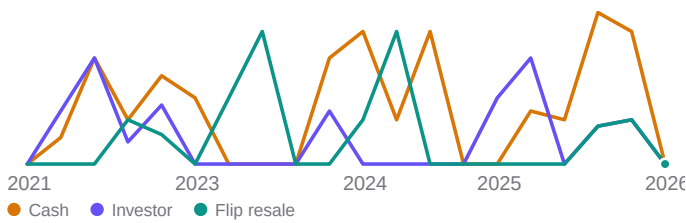
4.1%



BUYERS & OUTCOMES

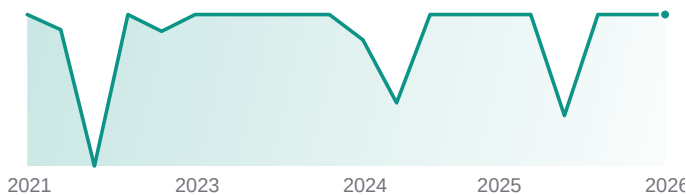
Buyer mix

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



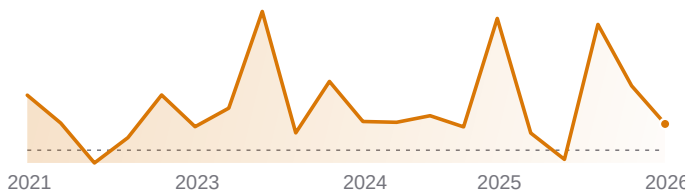
Sellers who sold at a gain

100%

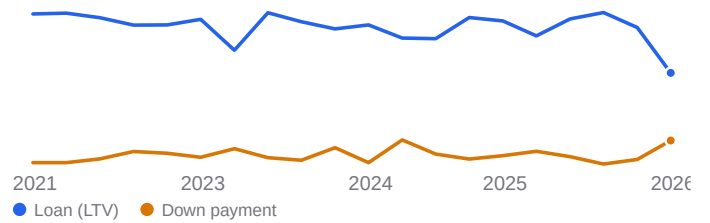


Median annualized return at resale

+5.3%

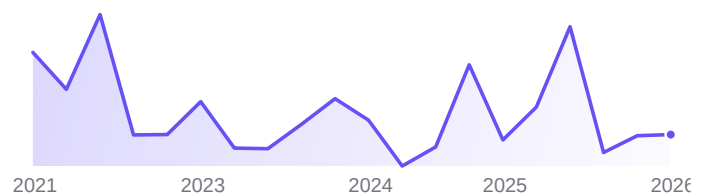


Financing (share of purchase price) Loan (LTV) 60% · Down payment 16%



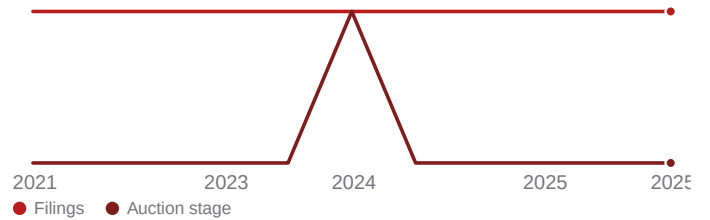
Typical hold before selling

3.6 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	583
Median value (AVM)	\$264K
Median size	1,626 ft²
Median year built	1974
Single family	92%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	57%
Underwater (LTV 125% or more)	0.6%
Owner occupied	75%
Company owned	6.9%
Median loan-to-value	45%
Typical ownership tenure	15.7 yrs

COMMUNITY

Population	3,626
Density	59 / mi²
Median household income	\$91K
Average household income	\$106K
Crime index (US avg 100)	105
Air pollution index (US avg 100)	83
Earthquake index (US avg 100)	50
Homes occupied	94%
Bachelor's or higher	18%
Poverty rate	13.0%
Unemployment	1.8%
Average temp	49°F
Annual precip	37 in
Sunshine	54%

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.