

Aroma Park 60910

ZIP code · IL · Illinois · Kankakee County · Aroma Park

BALANCED MARKET

\$253K

MEDIAN SALE PRICE

+109.1%

1-YR CHANGE

8

SALES (12 MO)

\$129K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 47 / 100



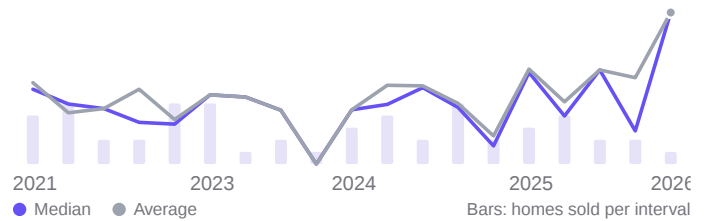
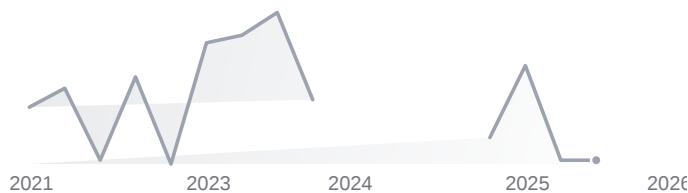
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

47 / 100

Sale prices

Median \$253K · Average \$253K

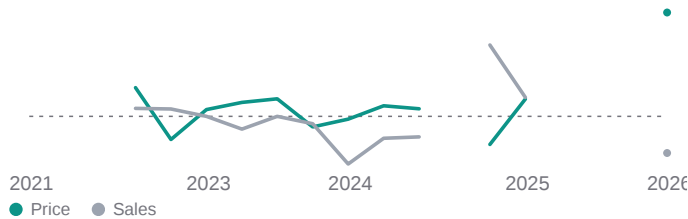


Growth (year over year)

Price +109.1% · Sales -38.5%

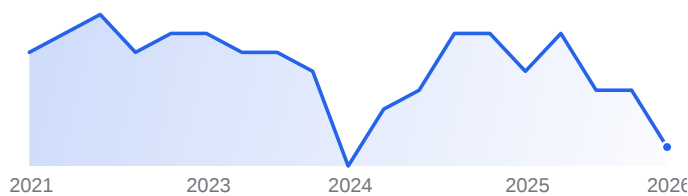
Sale premium vs estimated value

-0.1%



Annual turnover (share of homes sold)

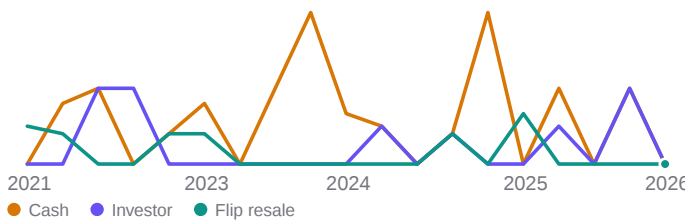
4.0%



BUYERS & OUTCOMES

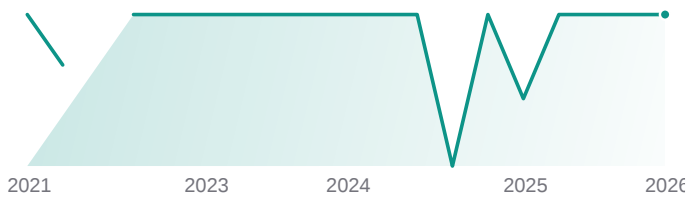
Buyer mix

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



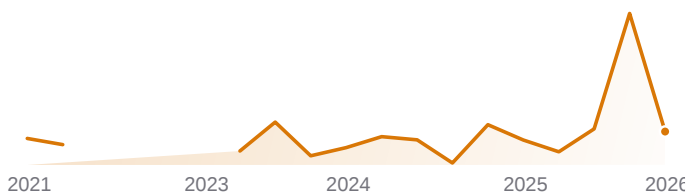
Sellers who sold at a gain

100%

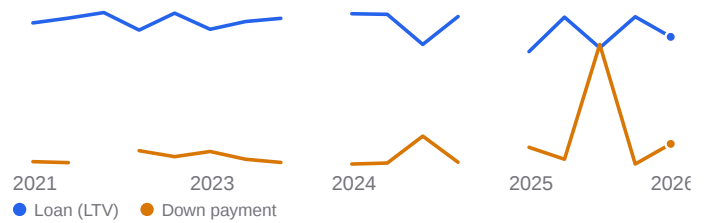


Median annualized return at resale

+9.5%

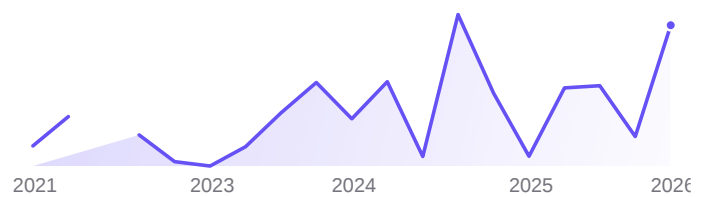


Financing (share of purchase price) Loan (LTV) 85% · Down payment 15%



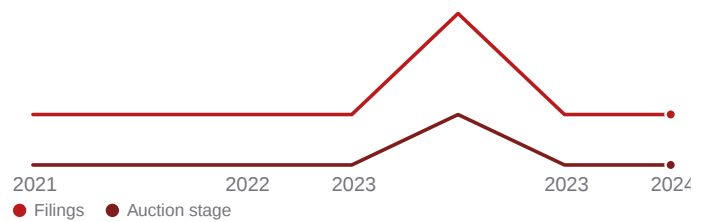
Typical hold before selling

9.7 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	202
Median value (AVM)	\$129K
Single family	99%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	52%
Underwater (LTV 125% or more)	4.8%
Owner occupied	81%
Company owned	12%
Median loan-to-value	48%
Typical ownership tenure	7.1 yrs

COMMUNITY

Population	319
Density	529 / mi²
Median household income	\$68K
Average household income	\$91K
Crime index (US avg 100)	106
Air pollution index (US avg 100)	103
Earthquake index (US avg 100)	38
Homes occupied	95%
Bachelor's or higher	13%
Poverty rate	8.0%
Unemployment	1.7%
Average temp	50°F
Annual precip	38 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.