

Beaverville 60912

ZIP code · IL · Illinois > Iroquois County > Beaverville

STRONG SELLER'S MARKET

\$114K

MEDIAN SALE PRICE

+51.7%

1-YR CHANGE

8

SALES (12 MO)

\$80K

MEDIAN VALUE (AVM)

Market temperature

Strong seller's market · 82 / 100

Buyer's market

Balanced

Seller's market

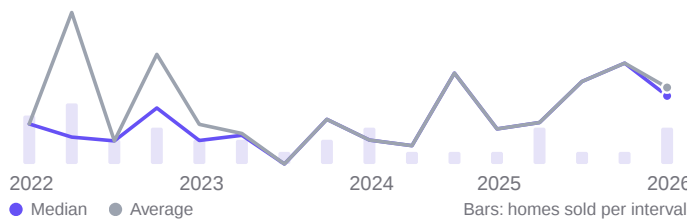
MARKET TRENDS (5 YEARS)

Sale prices

Median \$134K · Average \$149K

Growth (year over year)

Price +51.7% · Sales +100.0%



Sale premium vs estimated value

-16.3%

Annual turnover (share of homes sold)

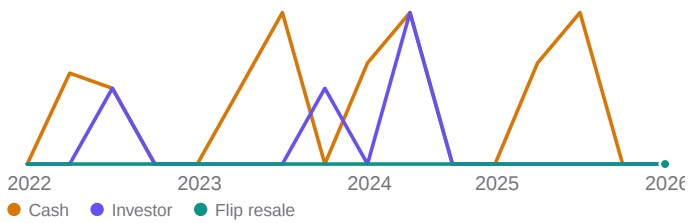
3.1%



BUYERS & OUTCOMES

Buyer mix

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



Sellers who sold at a gain

0%

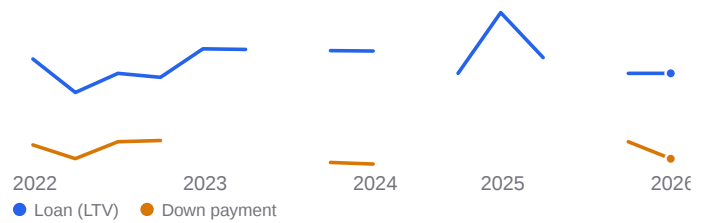
2022 2023 2024 2025 2026

Median annualized return at resale

-8.0%

2022 2023 2024 2025 2026

Financing (share of purchase price) Loan (LTV) 80% · Down payment 5.0%



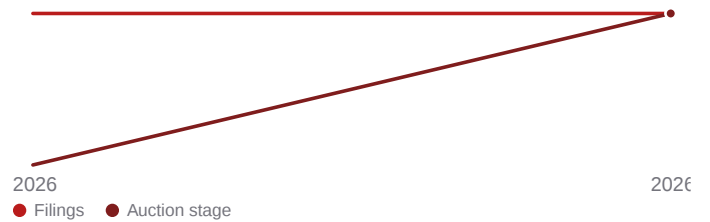
Typical hold before selling

9.2 yrs

2022 2023 2024 2025 2026

Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	257
Median value (AVM)	\$80K
Single family	88%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	66%
Underwater (LTV 125% or more)	6.1%
Owner occupied	64%
Company owned	5.8%
Median loan-to-value	0%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	407
Density	11 / mi²
Median household income	\$59K
Average household income	\$75K
Crime index (US avg 100)	133
Air pollution index (US avg 100)	111
Earthquake index (US avg 100)	31
Homes occupied	88%
Bachelor's or higher	7%
Poverty rate	12.0%
Unemployment	1.7%
Average temp	50°F
Annual precip	38 in
Sunshine	56%

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.