

Cabery 60919

ZIP code · IL · Illinois · Ford County · Cabery

BALANCED MARKET

\$148K

MEDIAN SALE PRICE

-38.5%

1-YR CHANGE

8

SALES (12 MO)

\$122K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 52 / 100

Buyer's market

Balanced

Seller's market

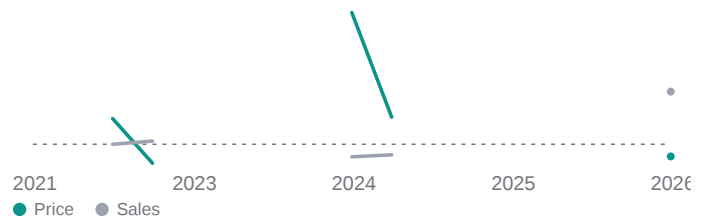
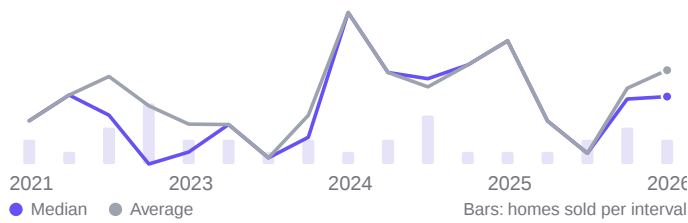
MARKET TRENDS (5 YEARS)

Sale prices

Median \$148K · Average \$191K

Growth (year over year)

Price -38.5% · Sales +166.7%



Price per square foot

\$83/ft²

Sale premium vs estimated value

+0.0%



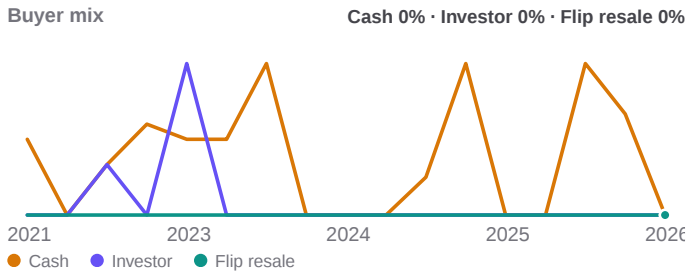
Annual turnover (share of homes sold)

3.4%



BUYERS & OUTCOMES

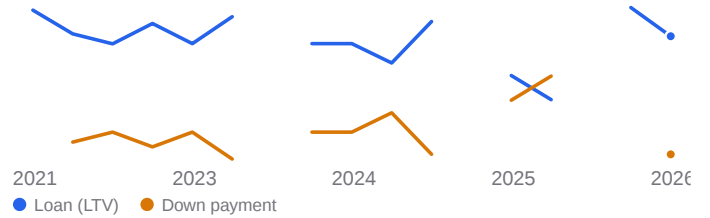
Buyer mix



Sellers who sold at a gain

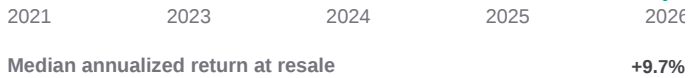
100%

Financing (share of purchase price) Loan (LTV) 85% · Down payment 5.0%



Typical hold before selling

5.3 yrs



HOUSING STOCK

Homes	238
Median value (AVM)	\$122K
Median size	1,684 ft²
Median bedrooms	3
Median year built	1957
Single family	80%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	67%
Underwater (LTV 125% or more)	4.3%
Owner occupied	77%
Company owned	13%
Median loan-to-value	0%
Typical ownership tenure	11.5 yrs

COMMUNITY

Population	360
Density	9 / mi²
Median household income	\$80K
Average household income	\$99K
Crime index (US avg 100)	107
Air pollution index (US avg 100)	75
Earthquake index (US avg 100)	44
Homes occupied	89%
Bachelor's or higher	12%
Poverty rate	8.8%
Unemployment	1.3%
Average temp	50°F
Annual precip	37 in
Sunshine	56%

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.