

Crescent City 60928

ZIP code · IL · Illinois · Iroquois County · Crescent City

STRONG SELLER'S MARKET

\$93K

MEDIAN SALE PRICE

7

SALES (12 MO)

\$114K

MEDIAN VALUE (AVM)

Market temperature

Strong seller's market · 83 / 100

Buyer's market

Balanced

Seller's market

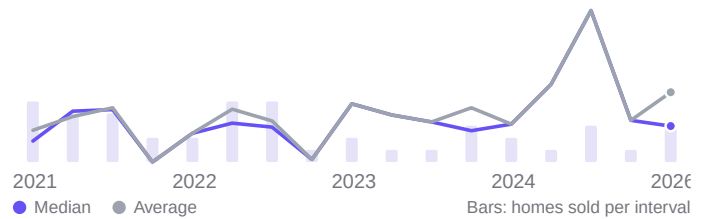
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

83 / 100

Sale prices

Median \$109K · Average \$174K

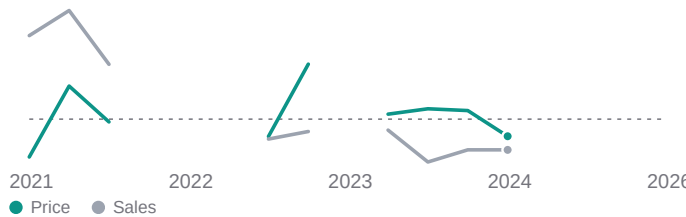


Growth (year over year)

Price -25.7% · Sales -46.2%

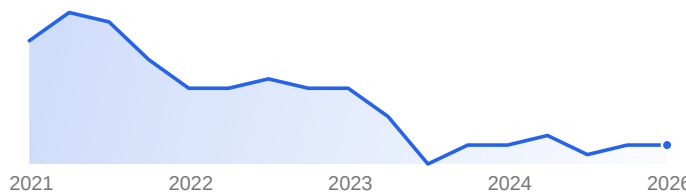
Sale premium vs estimated value

-0.9%



Annual turnover (share of homes sold)

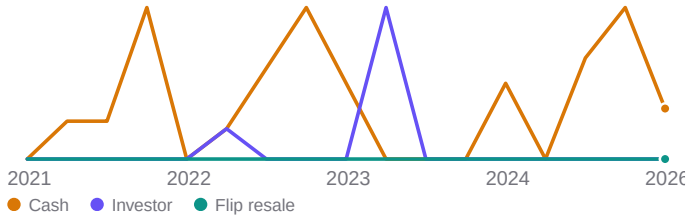
2.2%



BUYERS & OUTCOMES

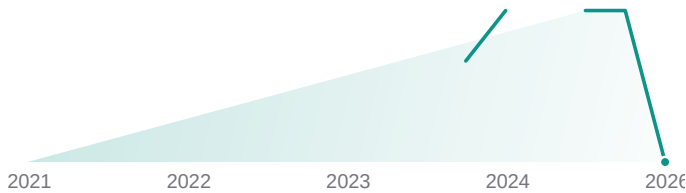
Buyer mix

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



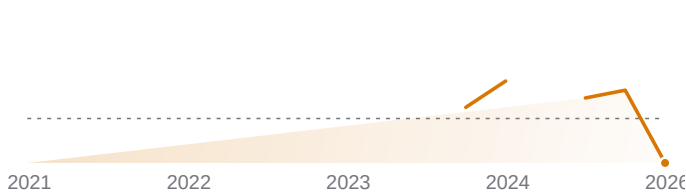
Sellers who sold at a gain

0%

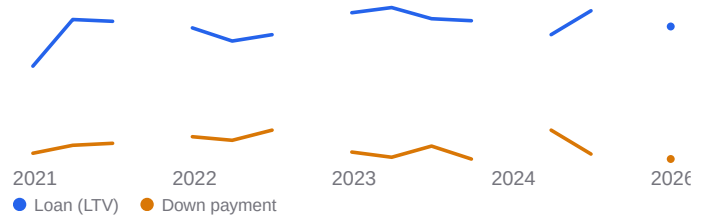


Median annualized return at resale

-14.6%

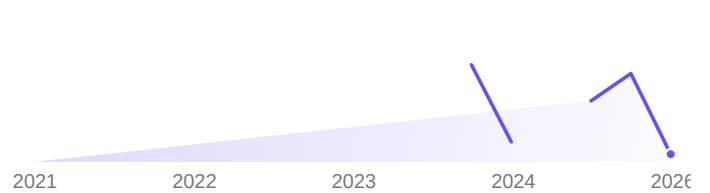


Financing (share of purchase price) Loan (LTV) 85% · Down payment 1.8%



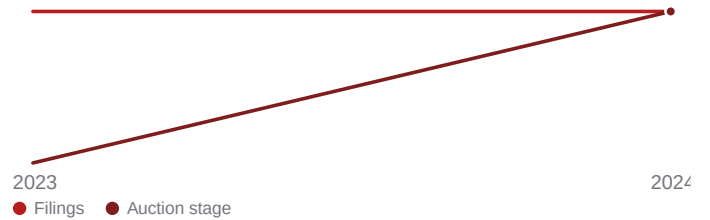
Typical hold before selling

2.8 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	322
Median value (AVM)	\$114K
Single family	93%
Condos	2.2%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	56%
Underwater (LTV 125% or more)	2.9%
Owner occupied	75%
Company owned	7.5%
Median loan-to-value	43%
Typical ownership tenure	18.4 yrs

COMMUNITY

Population	114
Density	13 / mi²
Median household income	\$70K
Average household income	\$82K
Crime index (US avg 100)	123
Air pollution index (US avg 100)	94
Earthquake index (US avg 100)	32
Homes occupied	92%
Bachelor's or higher	15%
Poverty rate	10.3%
Unemployment	1.6%
Average temp	51°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.