

Cullom 60929

ZIP code · IL · Illinois · Livingston County · Cullom

SELLER'S MARKET

\$163K

MEDIAN SALE PRICE

+102.5%

1-YR CHANGE

12

SALES (12 MO)

\$129K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 66 / 100

Buyer's market

Balanced

Seller's market

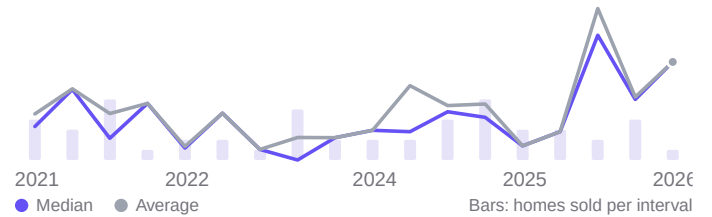
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

66 / 100

Sale prices

Median \$200K · Average \$200K

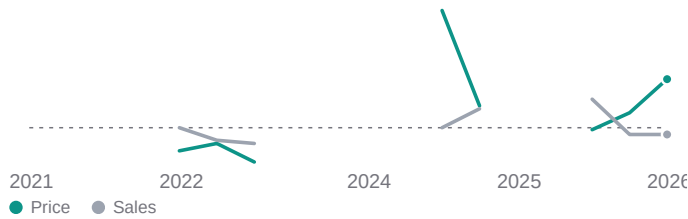


Growth (year over year)

Price +102.5% · Sales -14.3%

Price per square foot

\$96/ft²

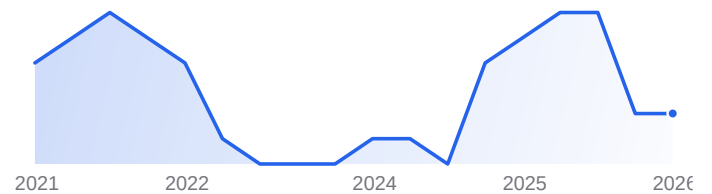


Sale premium vs estimated value

-4.8%

Annual turnover (share of homes sold)

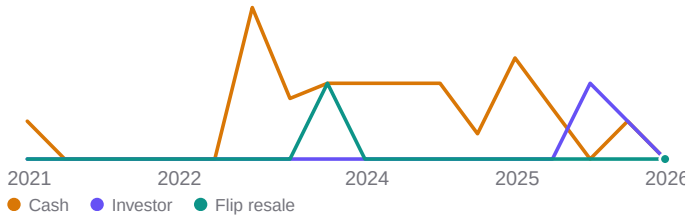
3.7%



BUYERS & OUTCOMES

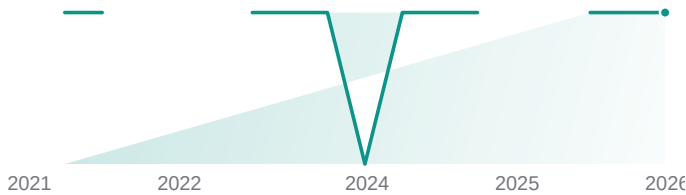
Buyer mix

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



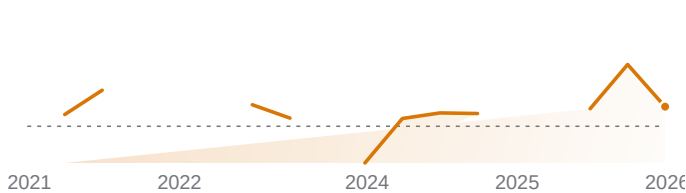
Sellers who sold at a gain

100%

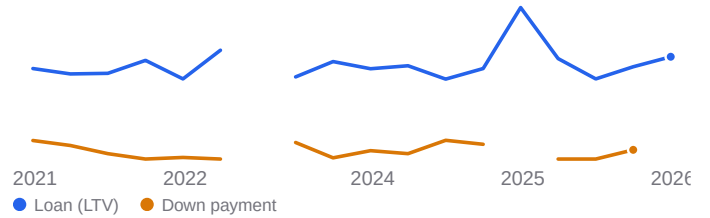


Median annualized return at resale

+8.2%

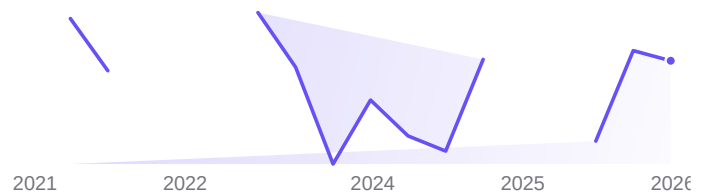


Financing (share of purchase price) Loan (LTV) 102% · Down payment 11%



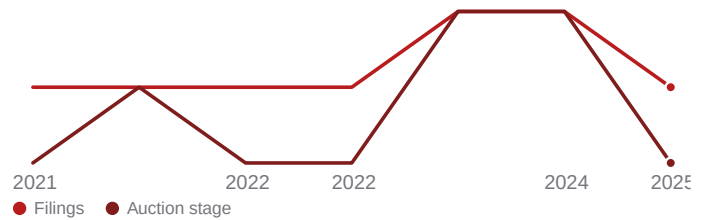
Typical hold before selling

7.7 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	324
Median value (AVM)	\$129K
Median size	1,616 ft²
Median bedrooms	3
Median year built	1920
Single family	85%
Condos	1.2%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	60%
Underwater (LTV 125% or more)	2.2%
Owner occupied	75%
Company owned	11%
Median loan-to-value	36%

Typical ownership tenure

126.6 yrs

COMMUNITY

Population	556
Density	15 / mi²
Median household income	\$67K
Average household income	\$84K
Crime index (US avg 100)	110
Air pollution index (US avg 100)	76
Earthquake index (US avg 100)	39
Homes occupied	87%
Bachelor's or higher	13%
Poverty rate	10.2%
Unemployment	1.2%
Average temp	51°F
Annual precip	37 in
Sunshine	56%

Market metrics are derived from recorded arms-length deeds through January 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.