

Danforth 60930

ZIP code · IL · Illinois > Iroquois County > Danforth

BALANCED MARKET

\$176K

MEDIAN SALE PRICE

14

SALES (12 MO)

\$142K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 58 / 100



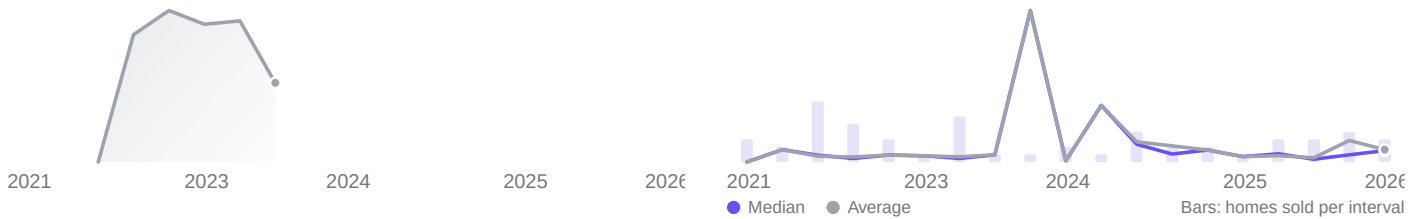
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

58 / 100

Sale prices

Median \$225K · Average \$240K



Growth (year over year)

Price -6.8% · Sales -40.0%

Sale premium vs estimated value

-5.5%



Annual turnover (share of homes sold)

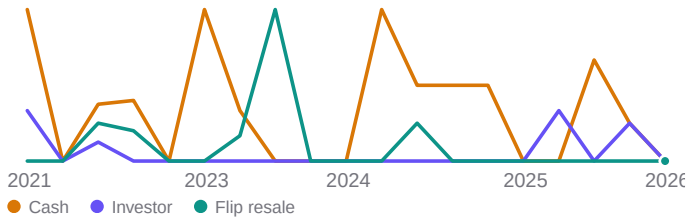
4.3%



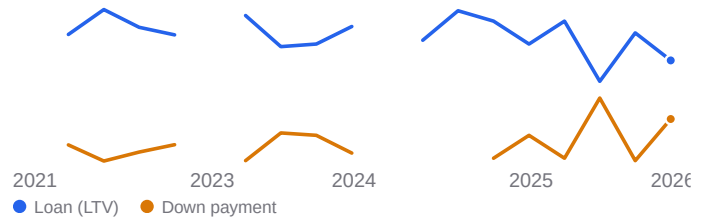
BUYERS & OUTCOMES

Buyer mix

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

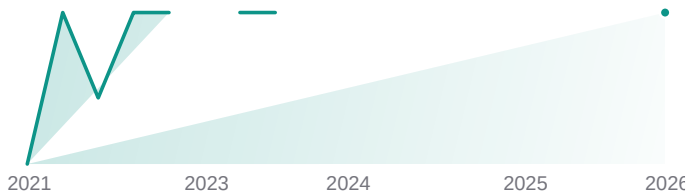


Financing (share of purchase price) Loan (LTV) 69% · Down payment 31%



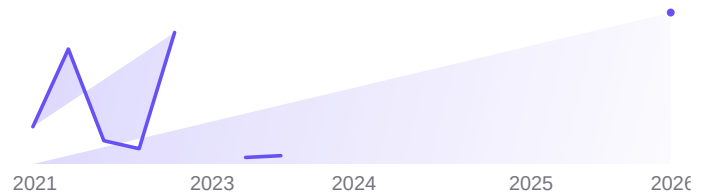
Sellers who sold at a gain

100%



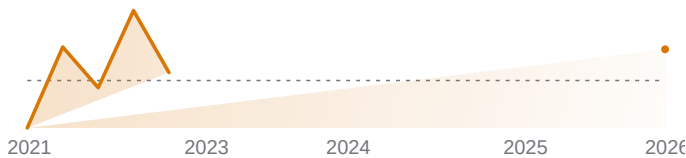
Typical hold before selling

10.0 yrs



Median annualized return at resale

+6.5%



HOUSING STOCK

Homes	329
Median value (AVM)	\$142K
Single family	83%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	50%
Underwater (LTV 125% or more)	7.4%
Owner occupied	79%
Company owned	6.4%
Median loan-to-value	50%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	510
Density	12 / mi²
Median household income	\$62K
Average household income	\$77K
Crime index (US avg 100)	135
Air pollution index (US avg 100)	92
Earthquake index (US avg 100)	34
Homes occupied	89%
Bachelor's or higher	20%
Poverty rate	13.6%
Unemployment	1.4%
Average temp	50°F
Annual precip	38 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.