

Donovan 60931

ZIP code · IL · Illinois · Iroquois County · Donovan

STRONG SELLER'S MARKET

\$111K

MEDIAN SALE PRICE

5

SALES (12 MO)

\$118K

MEDIAN VALUE (AVM)

Market temperature

Strong seller's market · 92 / 100

Buyer's market

Balanced

Seller's market

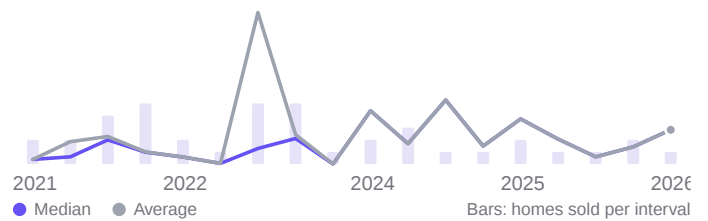
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

92 / 100

Sale prices

Median \$180K · Average \$180K

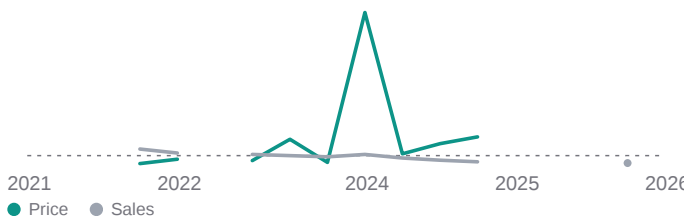


Growth (year over year)

Price -56.1% · Sales -50.0%

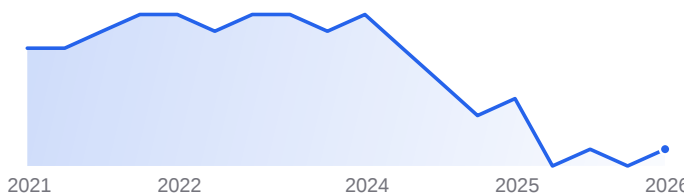
Sale premium vs estimated value

-1.7%



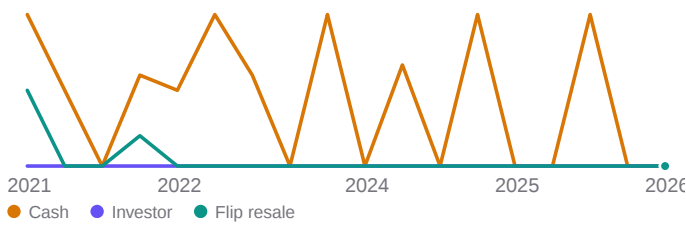
Annual turnover (share of homes sold)

1.9%

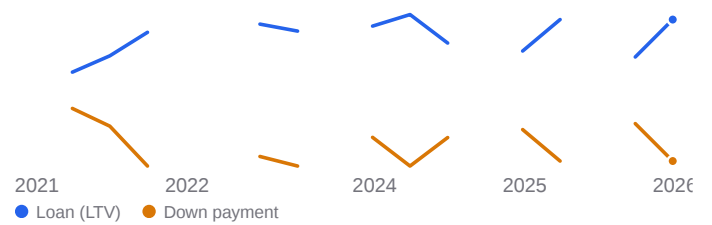


BUYERS & OUTCOMES

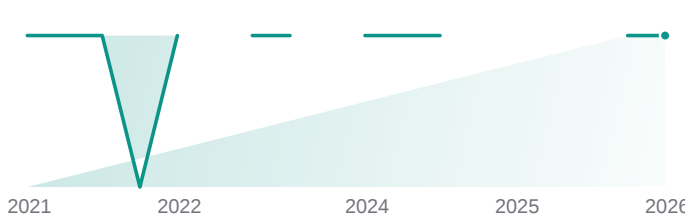
Buyer mix



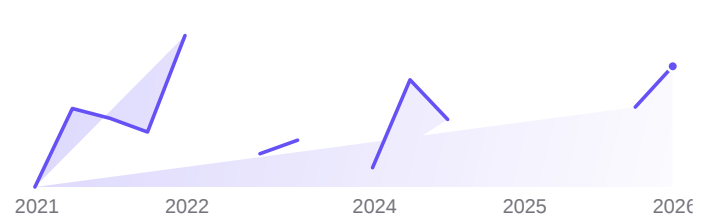
Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



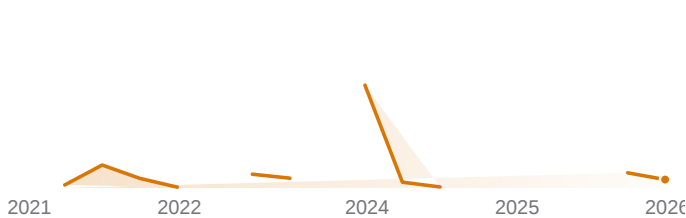
Sellers who sold at a gain



Typical hold before selling



Median annualized return at resale



HOUSING STOCK

Homes	264
Median value (AVM)	\$118K
Single family	83%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	60%
Underwater (LTV 125% or more)	7.7%
Owner occupied	76%
Company owned	6.1%
Median loan-to-value	35%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	543
Density	12 / mi²
Median household income	\$58K
Average household income	\$72K
Crime index (US avg 100)	140
Air pollution index (US avg 100)	109
Earthquake index (US avg 100)	37
Homes occupied	84%
Bachelor's or higher	10%
Poverty rate	12.1%
Unemployment	1.8%
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.