

Herscher 60941

ZIP code · IL · Illinois · Kankakee County · Herscher

SELLER'S MARKET

\$286K

MEDIAN SALE PRICE

+124.3%

1-YR CHANGE

27

SALES (12 MO)

\$246K

MEDIAN VALUE (AVM)

Market temperature

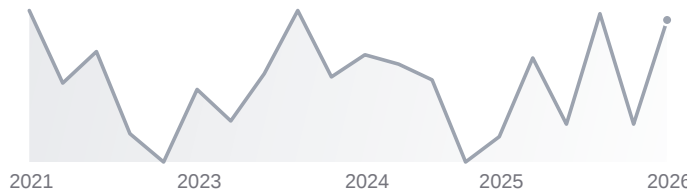
Seller's market · 71 / 100



MARKET TRENDS (5 YEARS)

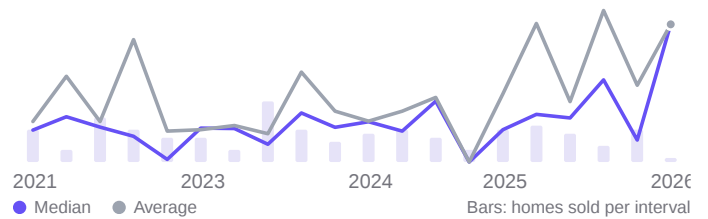
Market temperature (0–100)

71 / 100



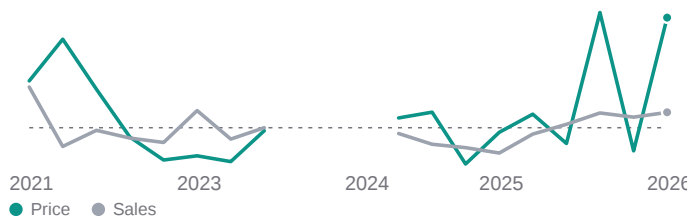
Sale prices

Median \$441K · Average \$441K



Growth (year over year)

Price +124.3% · Sales +17.4%



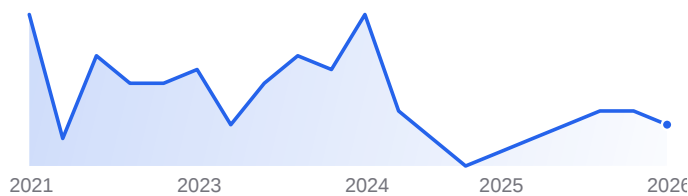
Sale premium vs estimated value

-23.8%



Annual turnover (share of homes sold)

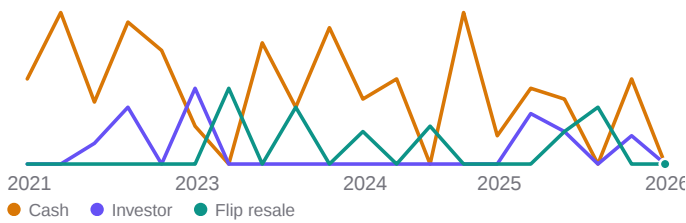
3.6%



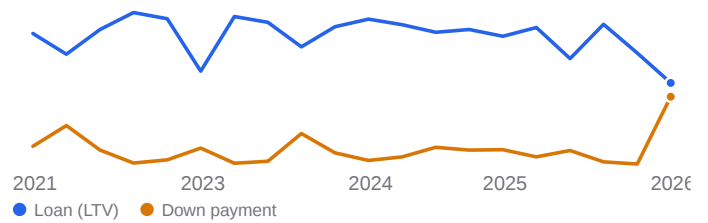
BUYERS & OUTCOMES

Buyer mix

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

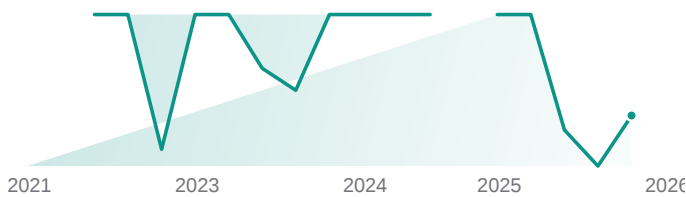


Financing (share of purchase price) Loan (LTV) 54% · Down payment 46%



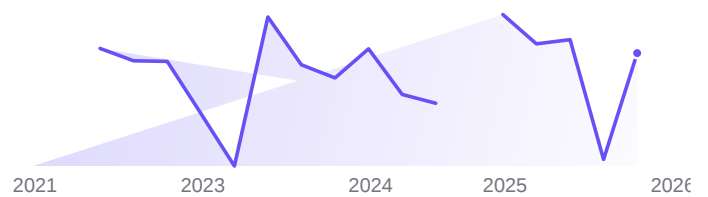
Sellers who sold at a gain

75%



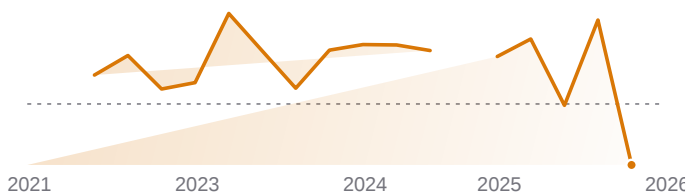
Typical hold before selling

6.9 yrs



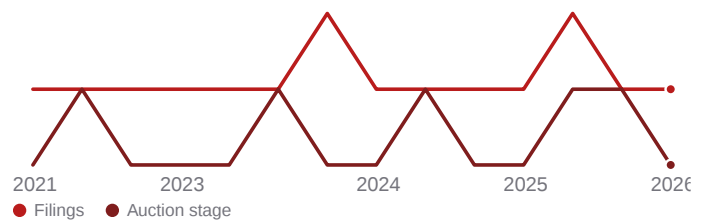
Median annualized return at resale

-7.7%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	759
Median value (AVM)	\$246K
Median size	1,704 ft²
Median bedrooms	3
Median year built	1936
Single family	81%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	55%
Underwater (LTV 125% or more)	2.3%
Owner occupied	82%
Company owned	15%
Median loan-to-value	45%
Typical ownership tenure	9.6 yrs

COMMUNITY

Population	1,932
Density	35 / mi²
Median household income	\$93K
Average household income	\$100K
Crime index (US avg 100)	113
Air pollution index (US avg 100)	79
Earthquake index (US avg 100)	42
Homes occupied	93%
Bachelor's or higher	19%
Poverty rate	8.8%
Unemployment	1.5%
Average temp	50°F
Annual precip	38 in
Sunshine	54%

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.