

Hoopeston 60942

ZIP code · IL · Illinois > Vermilion County > Hoopeston

BUYER'S MARKET

\$87K

MEDIAN SALE PRICE

-34.7%

1-YR CHANGE

95

SALES (12 MO)

\$77K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 36 / 100



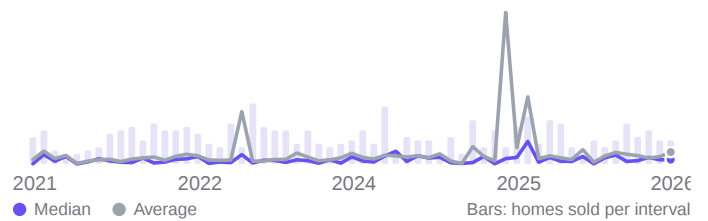
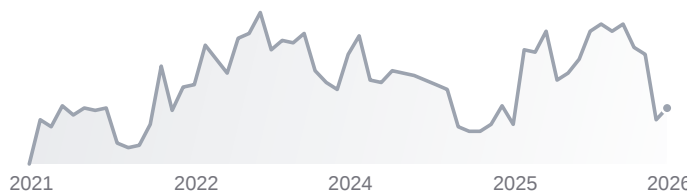
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

36 / 100

Sale prices

Median \$81K · Average \$147K

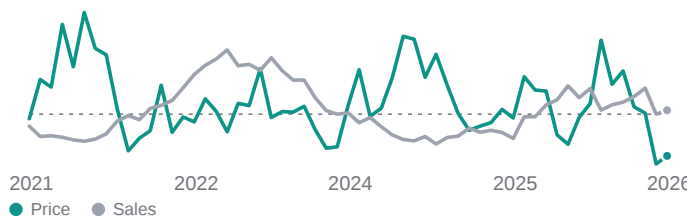


Growth (year over year)

Price -34.7% · Sales +3.3%

Sale premium vs estimated value

+3.3%



Annual turnover (share of homes sold)

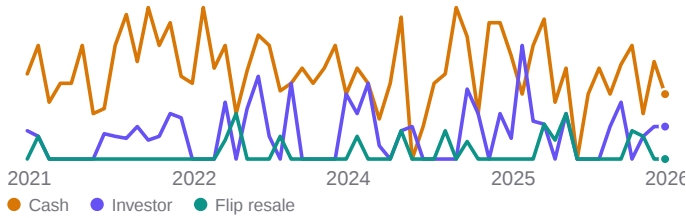
3.9%



BUYERS & OUTCOMES

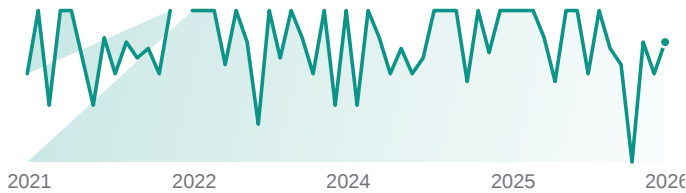
Buyer mix

Cash 29% · Investor 14% · Flip resale 0%



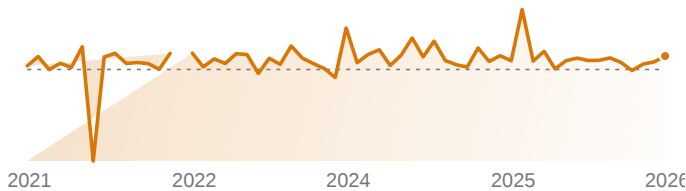
Sellers who sold at a gain

83%

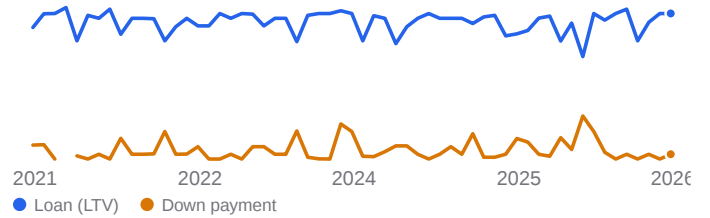


Median annualized return at resale

+5.7%

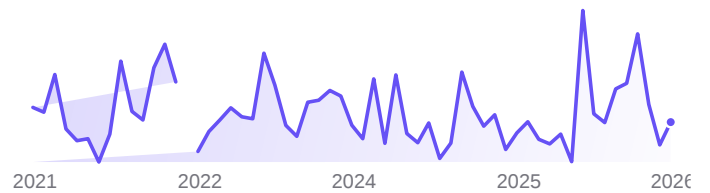


Financing (share of purchase price) Loan (LTV) 98% · Down payment 5.0%



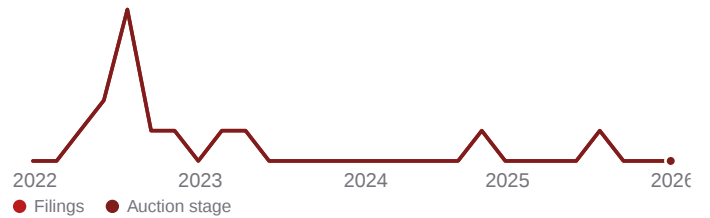
Typical hold before selling

6.0 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,446
Median value (AVM)	\$77K
Single family	93%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	62%
Underwater (LTV 125% or more)	3.9%
Owner occupied	74%
Company owned	12%
Median loan-to-value	29%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	5,608
Density	53 / mi²
Median household income	\$56K
Average household income	\$65K
Crime index (US avg 100)	108
Air pollution index (US avg 100)	94
Earthquake index (US avg 100)	42
Homes occupied	88%
Bachelor's or higher	5%
Poverty rate	17.3%
Unemployment	1.8%
Average temp	51°F
Annual precip	38 in
Sunshine	56%

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