

Kempton 60946

ZIP code · IL · Illinois › Ford County › Kempton

BALANCED MARKET

\$28K

MEDIAN SALE PRICE

3

SALES (12 MO)

\$104K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 45 / 100



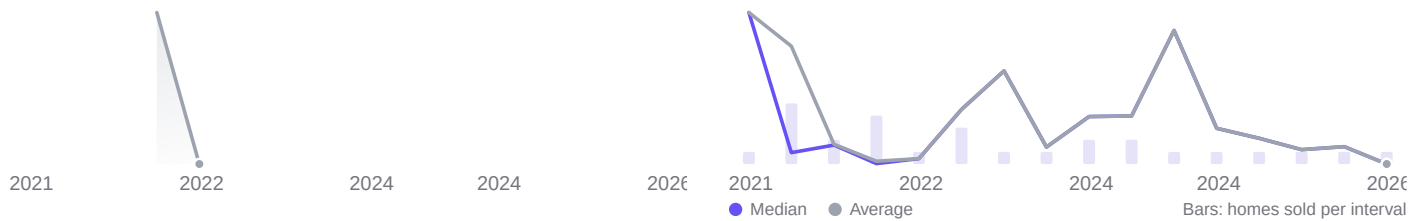
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

45 / 100

Sale prices

Median \$28K · Average \$28K

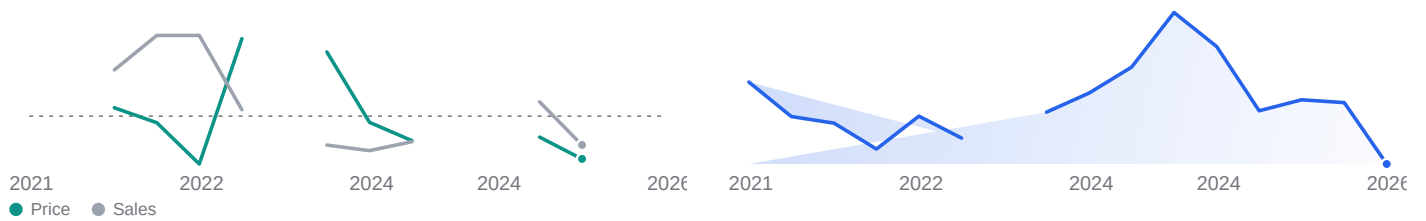


Growth (year over year)

Price -74.2% · Sales -50.0%

Price per square foot

\$10/ft²

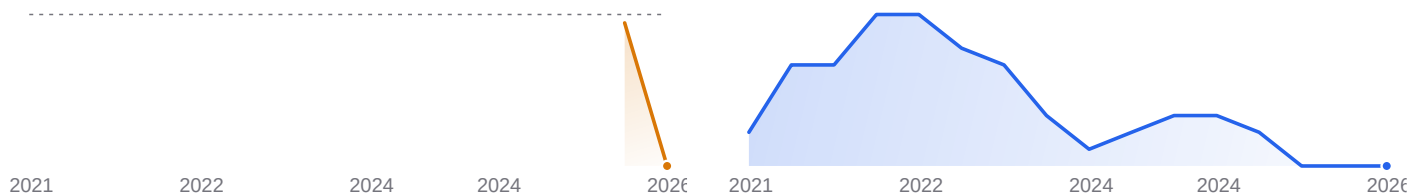


Sale premium vs estimated value

-92.9%

Annual turnover (share of homes sold)

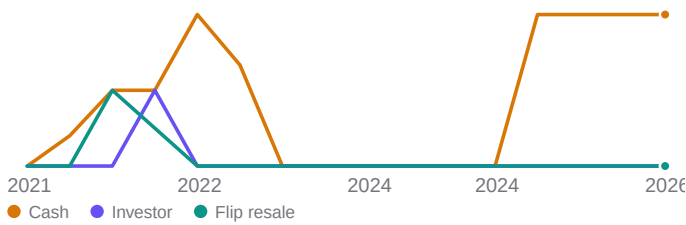
1.6%



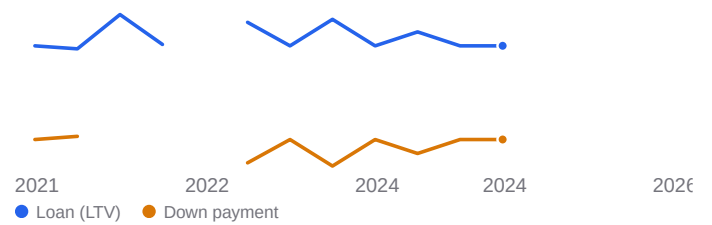
BUYERS & OUTCOMES

Buyer mix

Cash 100% · Investor 0% · Flip resale 0%

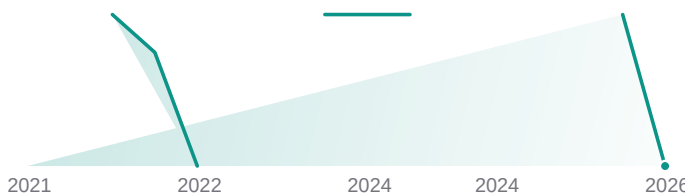


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



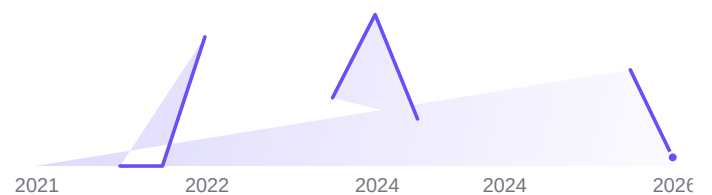
Sellers who sold at a gain

0%



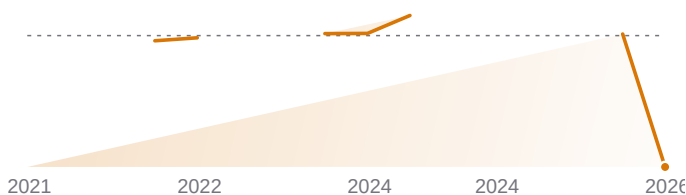
Typical hold before selling

1.9 yrs



Median annualized return at resale

-72.8%



HOUSING STOCK

Homes	191
Median value (AVM)	\$104K
Median size	1,620 ft²
Median bedrooms	3
Median year built	1918
Single family	72%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	68%
Underwater (LTV 125% or more)	3.0%
Owner occupied	73%
Company owned	14%
Median loan-to-value	0%
Typical ownership tenure	8.7 yrs

COMMUNITY

Population	321
Density	8 / mi²
Median household income	\$76K
Average household income	\$93K
Crime index (US avg 100)	107
Air pollution index (US avg 100)	78
Earthquake index (US avg 100)	38
Homes occupied	87%
Bachelor's or higher	11%
Poverty rate	10.7%
Unemployment	1.3%
Average temp	51°F
Annual precip	37 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.