

Melvin 60952

ZIP code · IL · Illinois > Ford County > Melvin

BALANCED MARKET

\$136K

MEDIAN SALE PRICE

10

SALES (12 MO)

\$100K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 59 / 100

Buyer's market

Balanced

Seller's market

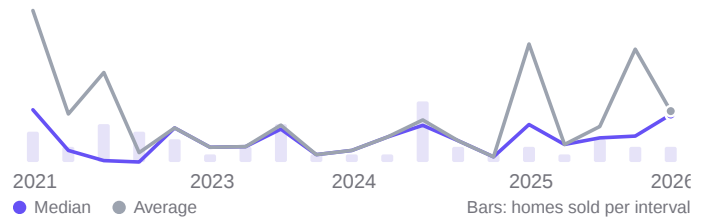
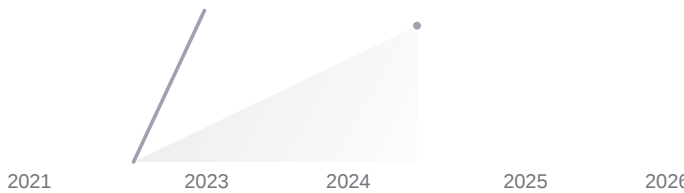
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

59 / 100

Sale prices

Median \$136K · Average \$144K

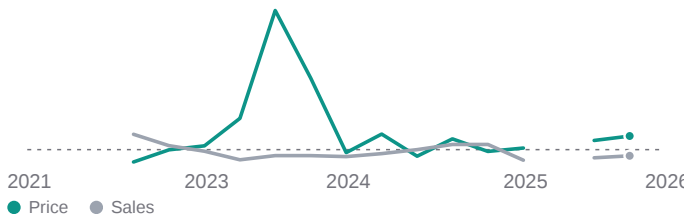


Growth (year over year)

Price +59.1% · Sales -27.3%

Price per square foot

\$85/ft²

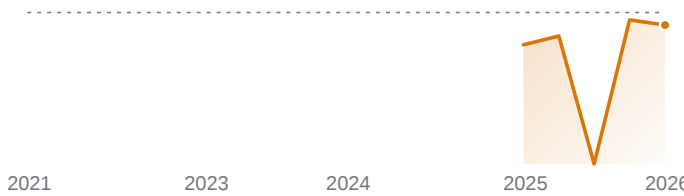


Sale premium vs estimated value

-2.9%

Annual turnover (share of homes sold)

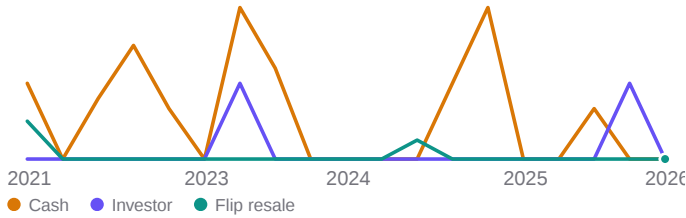
3.4%



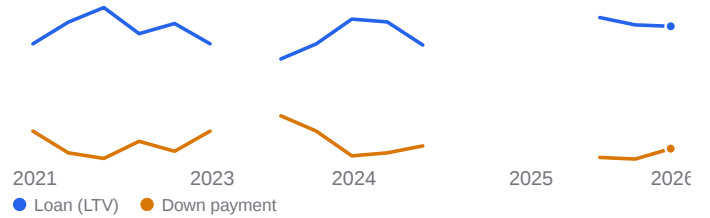
BUYERS & OUTCOMES

Buyer mix

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

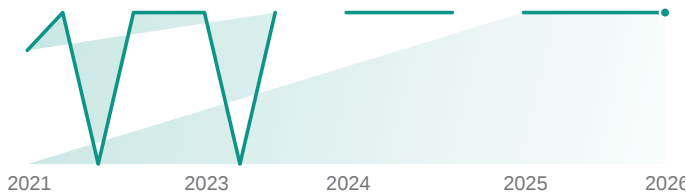


Financing (share of purchase price) Loan (LTV) 92% · Down payment 8.0%



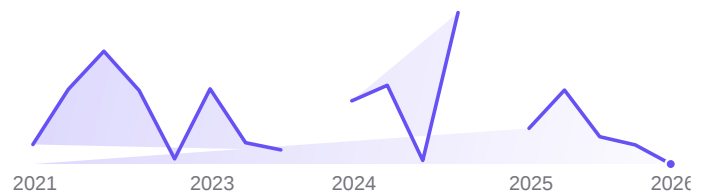
Sellers who sold at a gain

100%



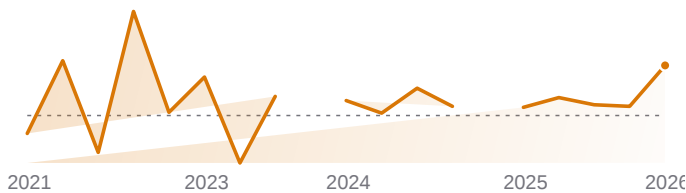
Typical hold before selling

2.3 yrs



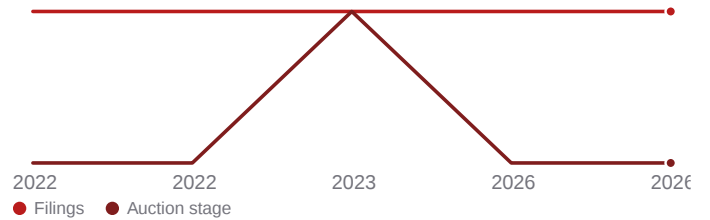
Median annualized return at resale

+14.6%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	295
Median value (AVM)	\$100K
Median size	1,540 ft²
Median bedrooms	3
Median year built	1927
Single family	82%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	57%
Underwater (LTV 125% or more)	4.6%
Owner occupied	76%
Company owned	8.5%
Median loan-to-value	36%
Typical ownership tenure	9.0 yrs

COMMUNITY

Population	847
Density	18 / mi²
Median household income	\$54K
Average household income	\$78K
Crime index (US avg 100)	134
Air pollution index (US avg 100)	81
Earthquake index (US avg 100)	41
Homes occupied	86%
Bachelor's or higher	12%
Poverty rate	11.4%
Unemployment	1.6%
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.