

Milford 60953

ZIP code · IL · Illinois > Iroquois County > Milford

BALANCED MARKET

\$109K

MEDIAN SALE PRICE

+30.4%

1-YR CHANGE

23

SALES (12 MO)

\$95K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 49 / 100



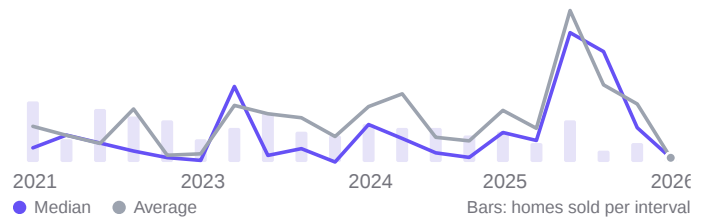
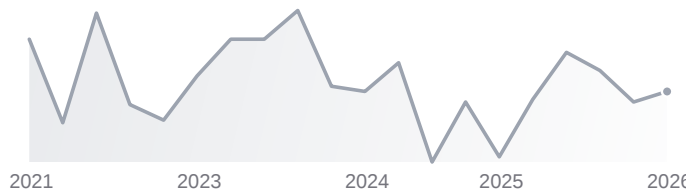
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

49 / 100

Sale prices

Median \$53K · Average \$53K

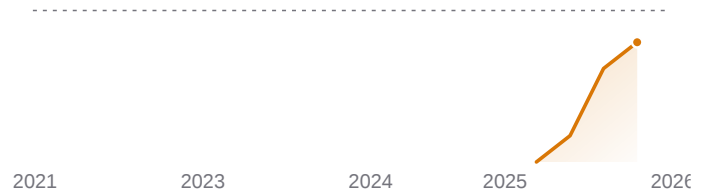
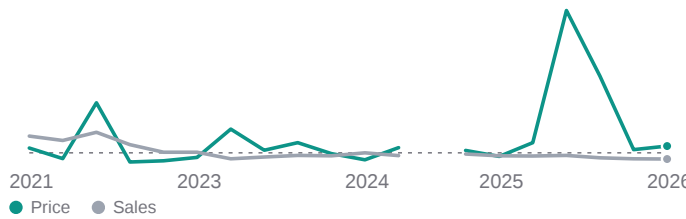


Growth (year over year)

Price +30.4% · Sales -28.1%

Sale premium vs estimated value

-1.2%



Annual turnover (share of homes sold)

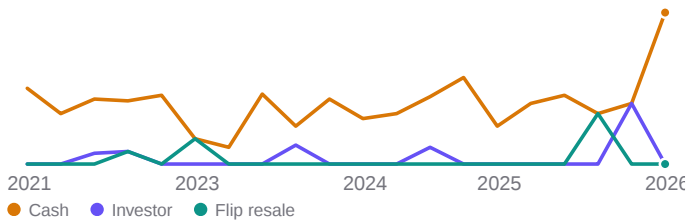
2.3%



BUYERS & OUTCOMES

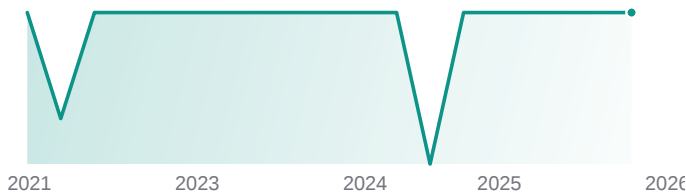
Buyer mix

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



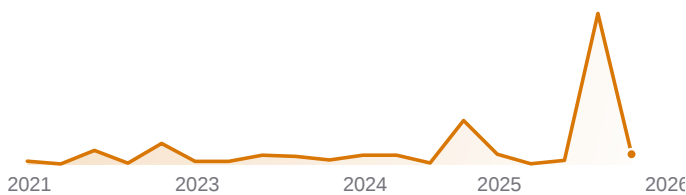
Sellers who sold at a gain

100%

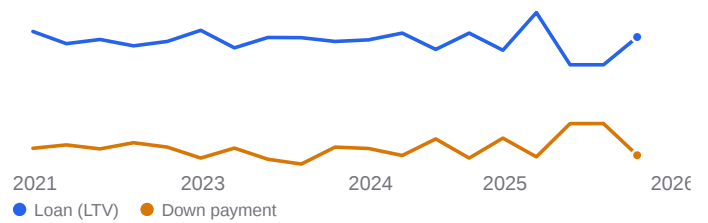


Median annualized return at resale

+21.6%

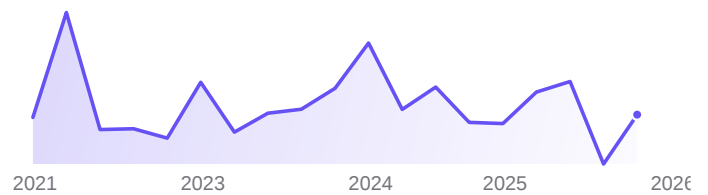


Financing (share of purchase price) Loan (LTV) 89% · Down payment 8.4%



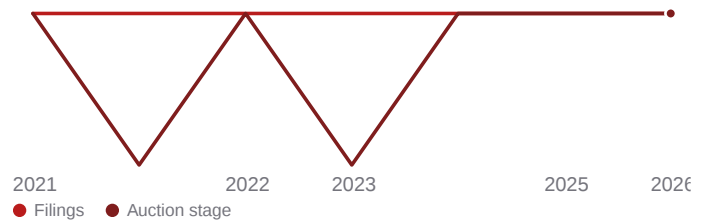
Typical hold before selling

3.0 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	995
Median value (AVM)	\$95K
Single family	86%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	66%
Underwater (LTV 125% or more)	3.5%
Owner occupied	71%
Company owned	10%
Median loan-to-value	0%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	2,168
Density	14 / mi ²
Median household income	\$62K
Average household income	\$83K
Crime index (US avg 100)	150
Air pollution index (US avg 100)	99
Earthquake index (US avg 100)	37
Homes occupied	86%
Bachelor's or higher	17%
Poverty rate	10.7%
Unemployment	1.5%
Average temp	51°F
Annual precip	38 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.