

Piper City 60959

ZIP code · IL · Illinois > Ford County > Piper City

BALANCED MARKET

\$66K

MEDIAN SALE PRICE

-48.4%

1-YR CHANGE

20

SALES (12 MO)

\$100K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 46 / 100



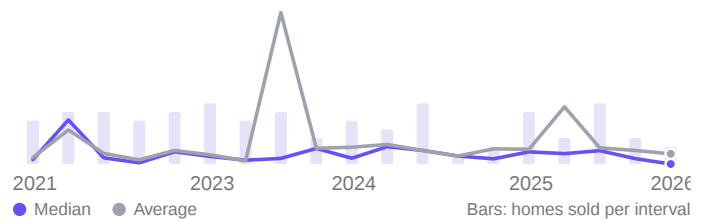
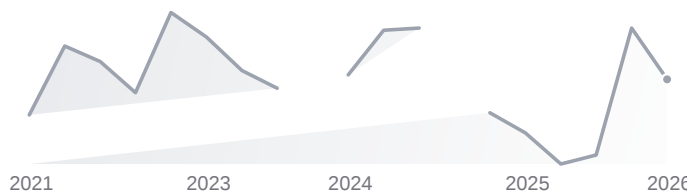
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

46 / 100

Sale prices

Median \$22K · Average \$74K

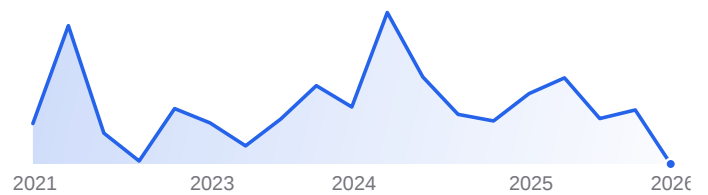
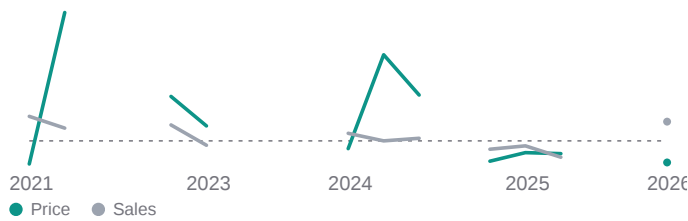


Growth (year over year)

Price -48.4% · Sales +42.9%

Price per square foot

\$14/ft²

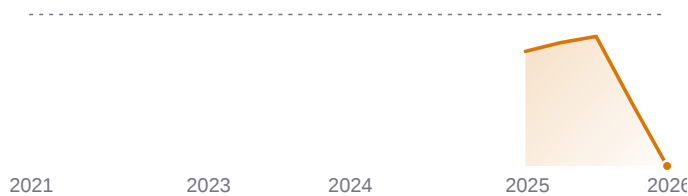


Sale premium vs estimated value

-26.4%

Annual turnover (share of homes sold)

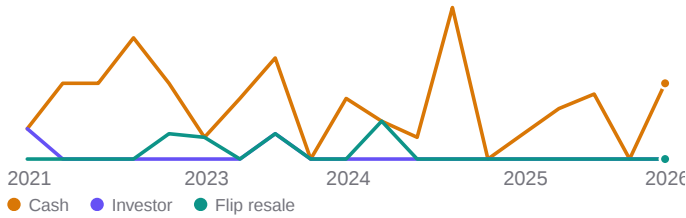
4.4%



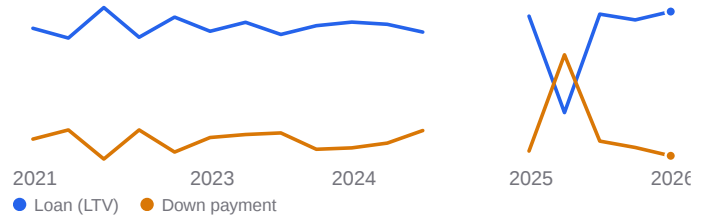
BUYERS & OUTCOMES

Buyer mix

Cash 50% · Investor 0% · Flip resale 0%

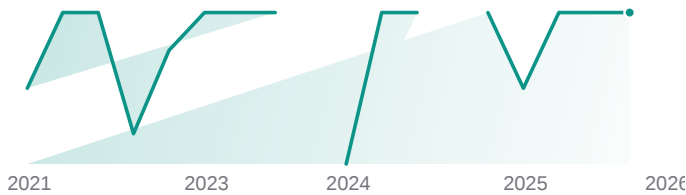


Financing (share of purchase price) Loan (LTV) 97% · Down payment 3.3%



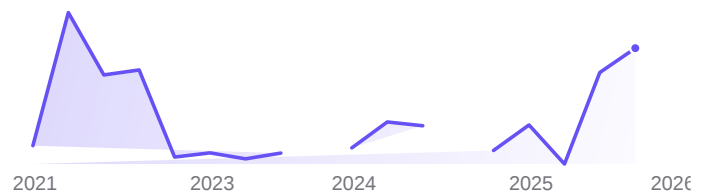
Sellers who sold at a gain

100%



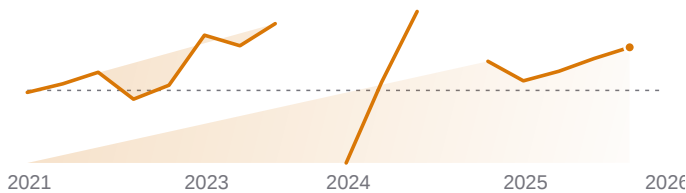
Typical hold before selling

11.5 yrs



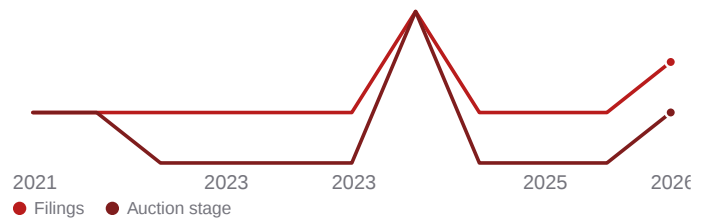
Median annualized return at resale

+12.4%



Preforeclosure filings

Filings 2 · Auction stage 1



HOUSING STOCK

Homes	451
Median value (AVM)	\$100K
Median size	1,557 ft²
Median bedrooms	3
Median year built	1930
Single family	86%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	65%
Underwater (LTV 125% or more)	1.7%
Owner occupied	76%
Company owned	13%
Median loan-to-value	30%
Typical ownership tenure	7.4 yrs

COMMUNITY

Population	1,106
Density	21 / mi²
Median household income	\$52K
Average household income	\$72K
Crime index (US avg 100)	112
Air pollution index (US avg 100)	78
Earthquake index (US avg 100)	36
Homes occupied	85%
Bachelor's or higher	7%
Poverty rate	12.3%
Unemployment	1.4%
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.