

Roberts 60962

ZIP code · IL · Illinois > Ford County > Roberts

BUYER'S MARKET

\$92K

MEDIAN SALE PRICE

-24.1%

1-YR CHANGE

14

SALES (12 MO)

\$89K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 27 / 100



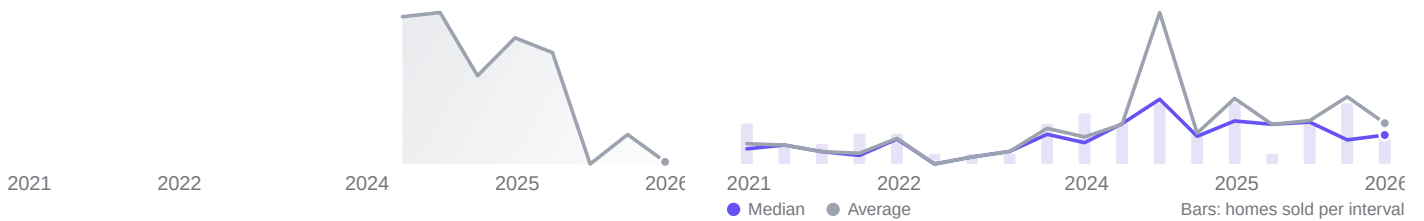
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

27 / 100

Sale prices

Median \$89K · Average \$118K

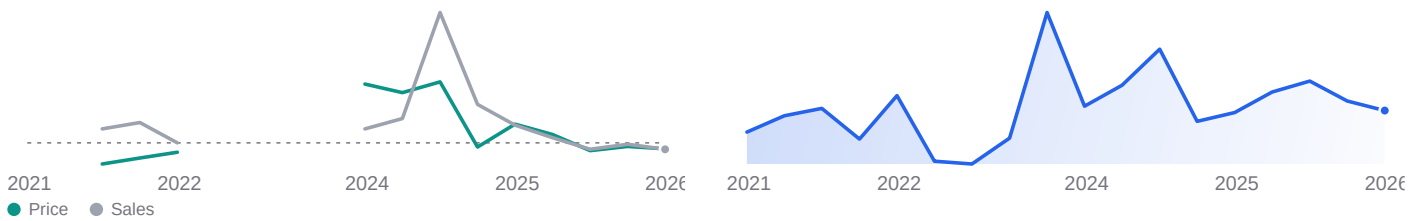


Growth (year over year)

Price -24.1% · Sales -26.3%

Price per square foot

\$53/ft²

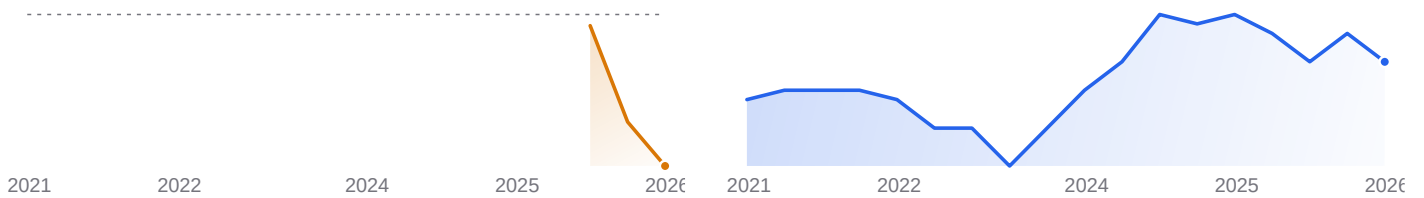


Sale premium vs estimated value

-32.9%

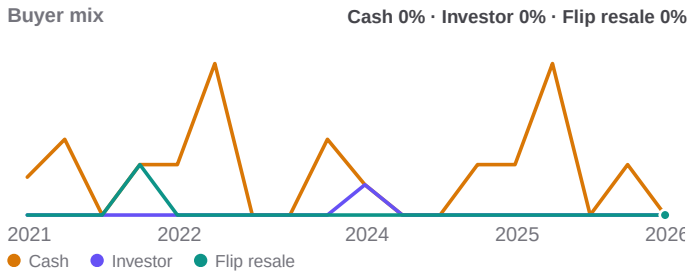
Annual turnover (share of homes sold)

5.4%



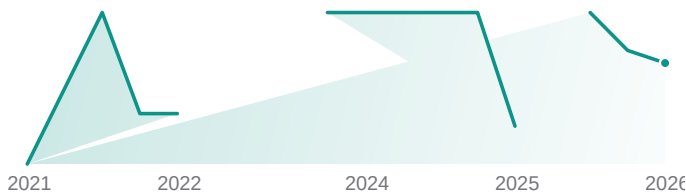
BUYERS & OUTCOMES

Buyer mix



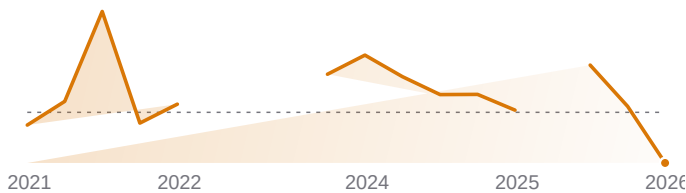
Sellers who sold at a gain

67%

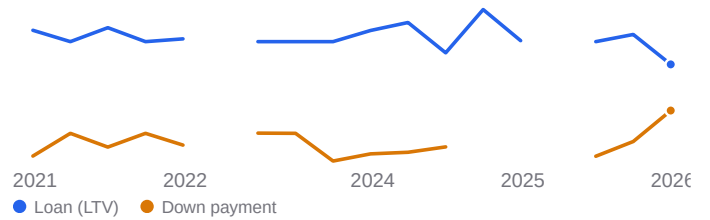


Median annualized return at resale

-20.4%

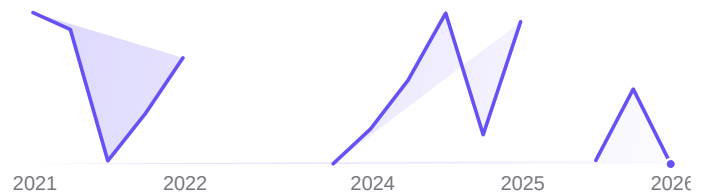


Financing (share of purchase price) Loan (LTV) 65% · Down payment 35%



Typical hold before selling

1.4 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	258
Median value (AVM)	\$89K
Median size	1,435 ft²
Median bedrooms	3
Median year built	1930
Single family	78%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	59%
Underwater (LTV 125% or more)	6.5%
Owner occupied	76%
Company owned	10%
Median loan-to-value	33%
Typical ownership tenure	7.2 yrs

COMMUNITY

Population	366
Density	9 / mi²
Median household income	\$61K
Average household income	\$74K
Crime index (US avg 100)	149
Air pollution index (US avg 100)	80
Earthquake index (US avg 100)	37
Homes occupied	86%
Bachelor's or higher	9%
Poverty rate	11.8%
Unemployment	1.3%
Average temp	51°F
Annual precip	37 in
Sunshine	56%

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