

Rossville 60963

ZIP code · IL · Illinois > Vermilion County > Rossville

STRONG BUYER'S MARKET

\$138K

MEDIAN SALE PRICE

27

SALES (12 MO)

\$112K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 14 / 100



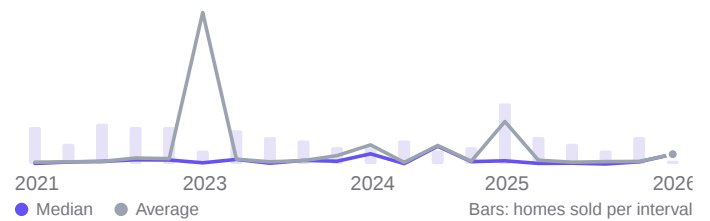
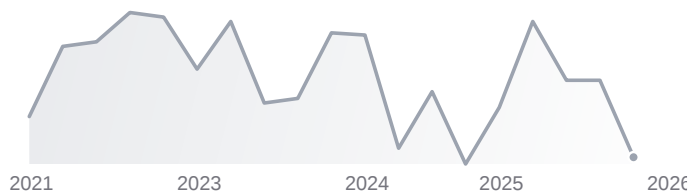
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

14 / 100

Sale prices

Median \$274K · Average \$274K

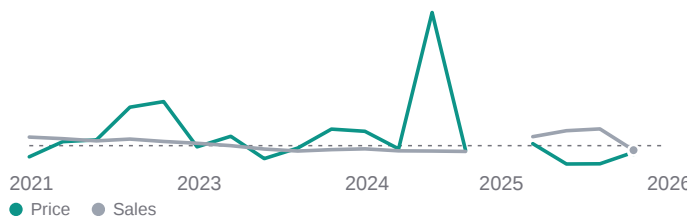


Growth (year over year)

Price -34.1% · Sales -23.5%

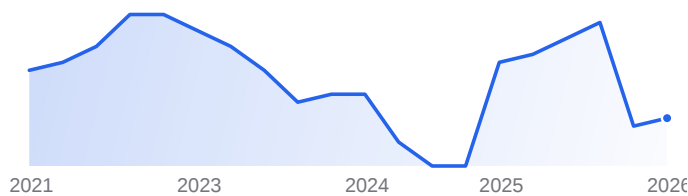
Sale premium vs estimated value

-4.6%



Annual turnover (share of homes sold)

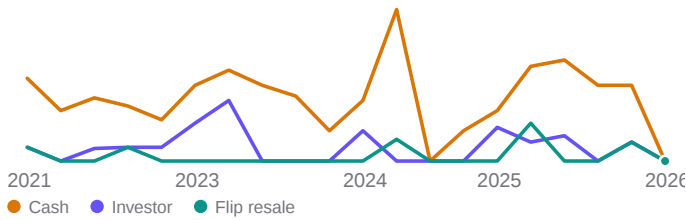
3.4%



BUYERS & OUTCOMES

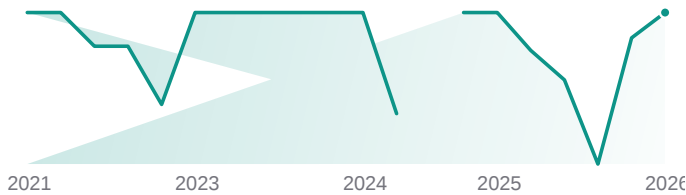
Buyer mix

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



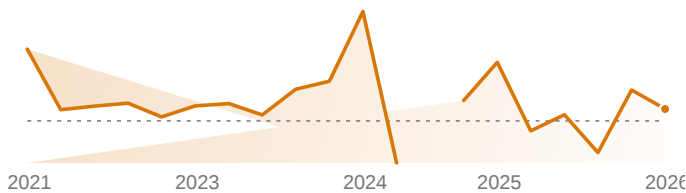
Sellers who sold at a gain

100%

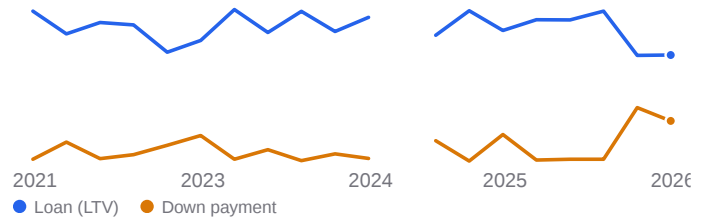


Median annualized return at resale

+3.1%

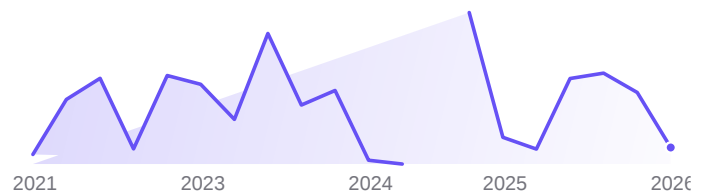


Financing (share of purchase price) Loan (LTV) 71% · Down payment 29%



Typical hold before selling

3.0 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	788
Median value (AVM)	\$112K
Single family	82%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	62%
Underwater (LTV 125% or more)	3.3%
Owner occupied	73%
Company owned	14%
Median loan-to-value	27%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	2,041
Density	24 / mi²
Median household income	\$66K
Average household income	\$76K
Crime index (US avg 100)	99
Air pollution index (US avg 100)	90
Earthquake index (US avg 100)	39
Homes occupied	90%
Bachelor's or higher	11%
Poverty rate	9.3%
Unemployment	1.9%
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.