

Sheldon 60966

ZIP code · IL · Illinois · Iroquois County · Sheldon

SELLER'S MARKET

\$607K

MEDIAN SALE PRICE

+570.5%

1-YR CHANGE

23

SALES (12 MO)

\$74K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 79 / 100



MARKET TRENDS (5 YEARS)

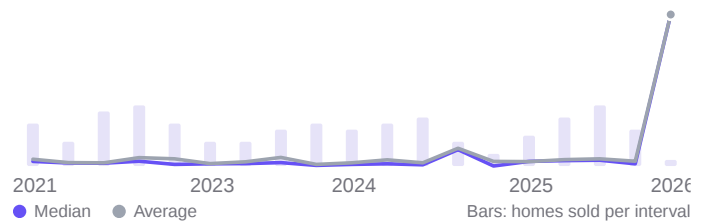
Market temperature (0–100)

79 / 100



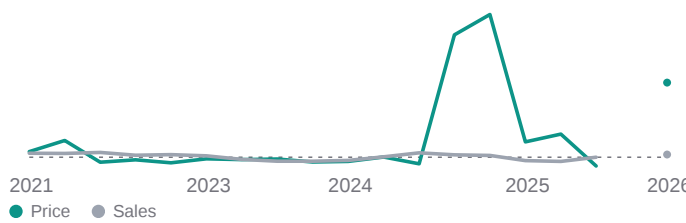
Sale prices

Median \$1.7M · Average \$1.7M



Growth (year over year)

Price +570.5% · Sales +21.1%



Sale premium vs estimated value

+3082.2%



Annual turnover (share of homes sold)

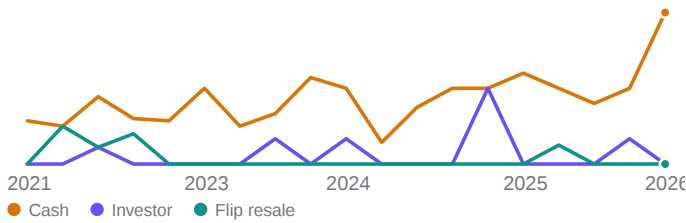
3.7%



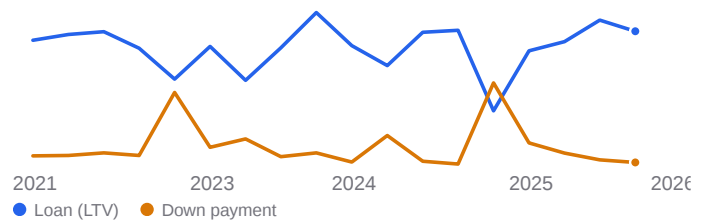
BUYERS & OUTCOMES

Buyer mix

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

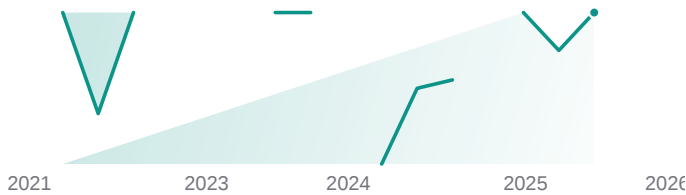


Financing (share of purchase price) Loan (LTV) 97% · Down payment 3.1%



Sellers who sold at a gain

100%



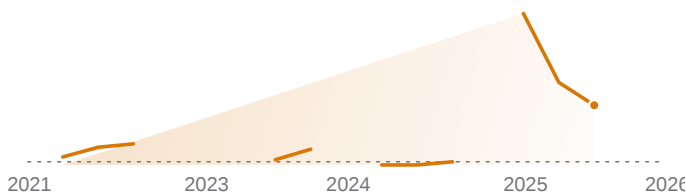
Typical hold before selling

2.8 yrs



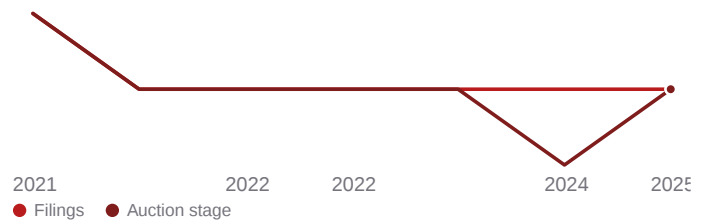
Median annualized return at resale

+85.5%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	625
Median value (AVM)	\$74K
Single family	90%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	65%
Underwater (LTV 125% or more)	5.3%
Owner occupied	73%
Company owned	5.1%
Median loan-to-value	0%
Typical ownership tenure	19.0 yrs

COMMUNITY

Population	1,416
Density	24 / mi²
Median household income	\$51K
Average household income	\$94K
Crime index (US avg 100)	121
Air pollution index (US avg 100)	109
Earthquake index (US avg 100)	31
Homes occupied	87%
Bachelor's or higher	7%
Poverty rate	15.1%
Unemployment	1.7%
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.