

Watseka 60970

ZIP code · IL · Illinois · Iroquois County · Watseka

SELLER'S MARKET

\$130K

MEDIAN SALE PRICE

+26.5%

1-YR CHANGE

116

SALES (12 MO)

\$100K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 66 / 100

Buyer's market

Balanced

Seller's market

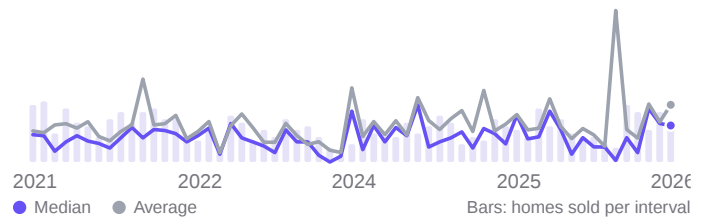
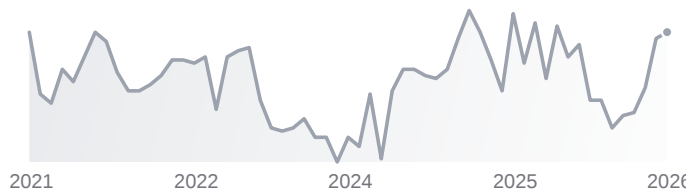
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

66 / 100

Sale prices

Median \$115K · Average \$165K

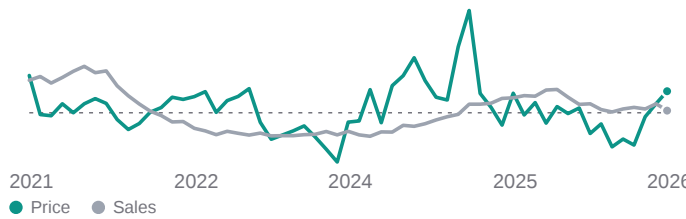


Growth (year over year)

Price +26.5% · Sales +2.7%

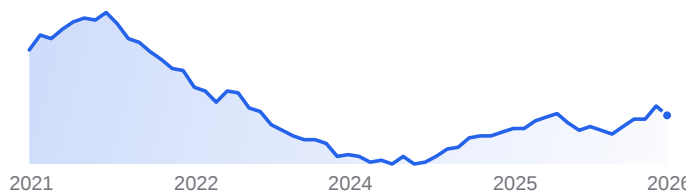
Sale premium vs estimated value

-12.4%



Annual turnover (share of homes sold)

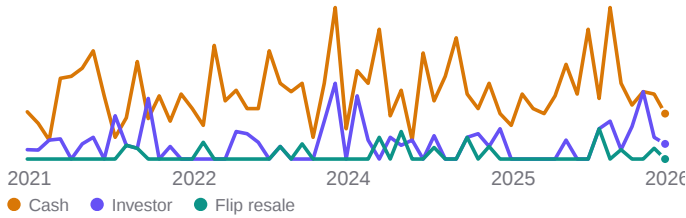
4.6%



BUYERS & OUTCOMES

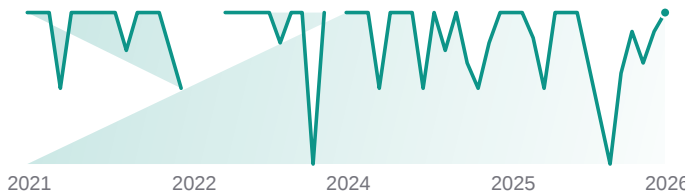
Buyer mix

Cash 30% · Investor 10% · Flip resale 0%



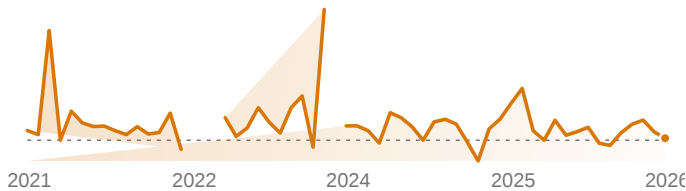
Sellers who sold at a gain

100%

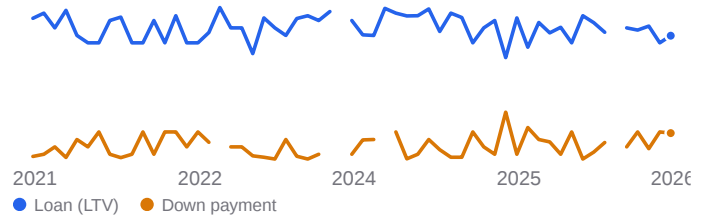


Median annualized return at resale

+1.1%

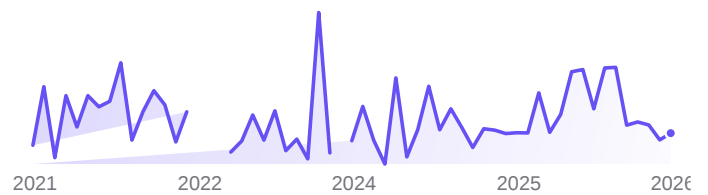


Financing (share of purchase price) Loan (LTV) 85% · Down payment 19%



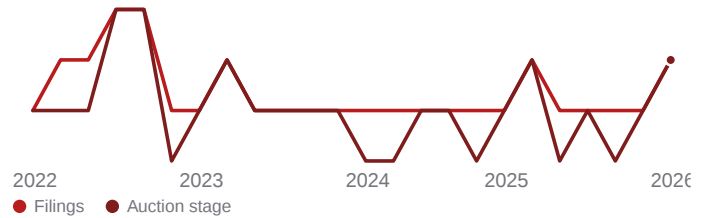
Typical hold before selling

2.8 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	2,527
Median value (AVM)	\$100K
Single family	93%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	63%
Underwater (LTV 125% or more)	3.3%
Owner occupied	74%
Company owned	10%
Median loan-to-value	6%
Typical ownership tenure	16.2 yrs

COMMUNITY

Population	7,038
Density	53 / mi²
Median household income	\$60K
Average household income	\$70K
Crime index (US avg 100)	128
Air pollution index (US avg 100)	103
Earthquake index (US avg 100)	32
Homes occupied	87%
Bachelor's or higher	14%
Poverty rate	15.8%
Unemployment	1.4%
Average temp	51°F
Annual precip	39 in
Sunshine	56%

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