

Capron 61012

ZIP code · IL · Illinois · Boone County · Capron

BALANCED MARKET

\$287K

MEDIAN SALE PRICE

+15.8%

1-YR CHANGE

21

SALES (12 MO)

\$272K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 45 / 100



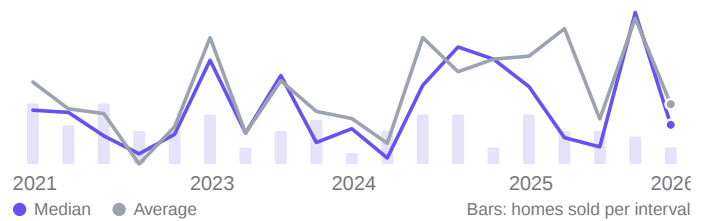
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

45 / 100

Sale prices

Median \$206K · Average \$236K

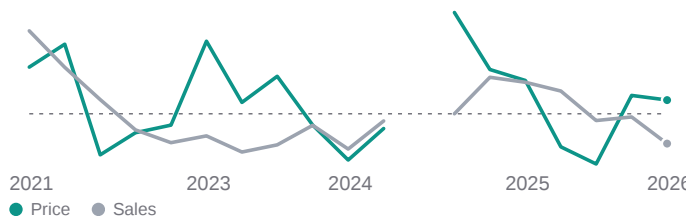


Growth (year over year)

Price +15.8% · Sales -34.4%

Price per square foot

\$122/ft²

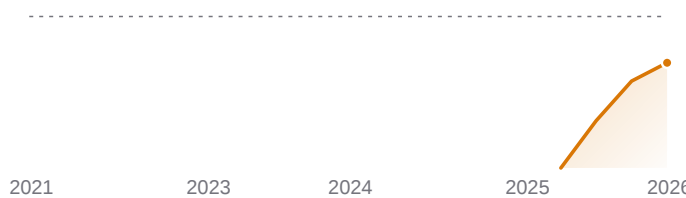


Sale premium vs estimated value

-1.5%

Annual turnover (share of homes sold)

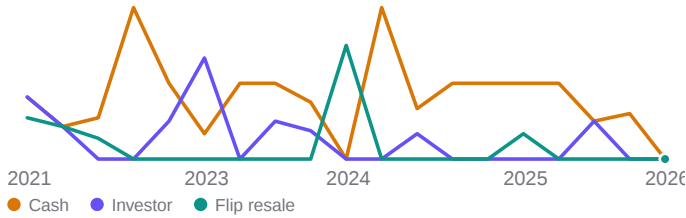
2.5%



BUYERS & OUTCOMES

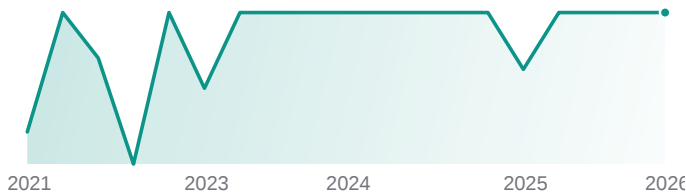
Buyer mix

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



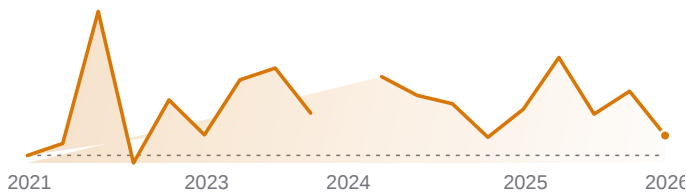
Sellers who sold at a gain

100%

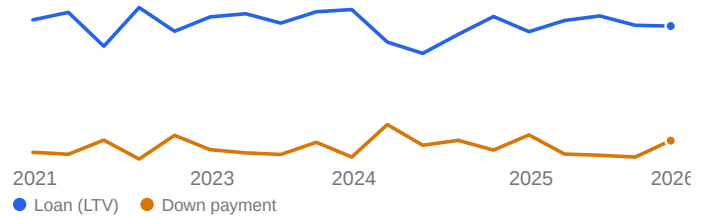


Median annualized return at resale

+3.3%

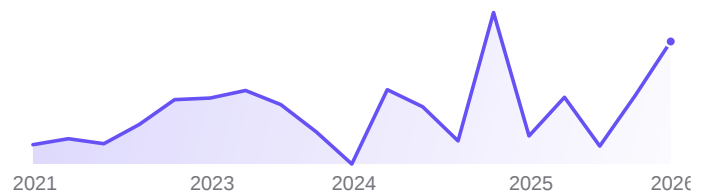


Financing (share of purchase price) Loan (LTV) 86% · Down payment 14%



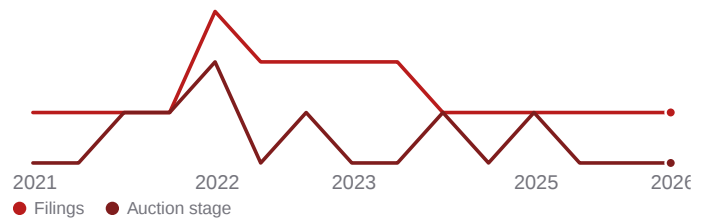
Typical hold before selling

13.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	832
Median value (AVM)	\$272K
Median size	1,632 ft²
Median bedrooms	3
Median year built	1975
Single family	93%
Condos	1.7%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	65%
Underwater (LTV 125% or more)	1.6%
Owner occupied	81%
Company owned	15%
Median loan-to-value	36%

Typical ownership tenure

19.8 yrs

COMMUNITY

Population	1,859
Density	51 / mi ²
Median household income	\$91K
Average household income	\$108K
Crime index (US avg 100)	106
Air pollution index (US avg 100)	100
Earthquake index (US avg 100)	43
Homes occupied	95%
Bachelor's or higher	23%
Poverty rate	7.2%
Unemployment	2.0%
Average temp	48°F
Annual precip	36 in
Sunshine	54%

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.