

Tampico 61283

ZIP code · IL · Illinois · Whiteside County · Tampico

BALANCED MARKET

\$103K

MEDIAN SALE PRICE

-2.9%

1-YR CHANGE

13

SALES (12 MO)

\$116K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 50 / 100



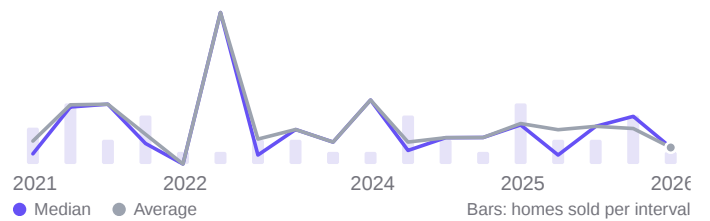
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

50 / 100

Sale prices

Median \$59K · Average \$59K

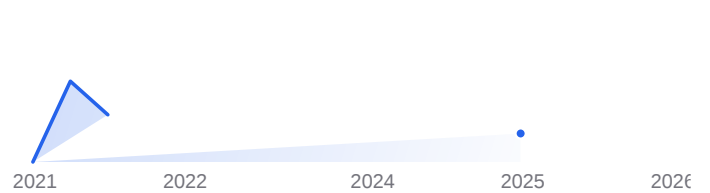
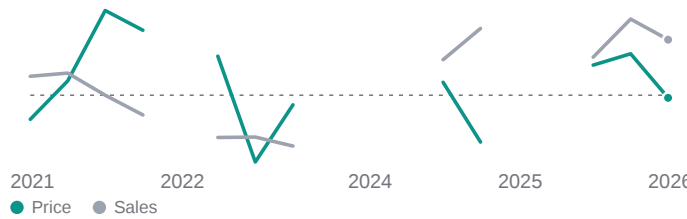


Growth (year over year)

Price -2.9% · Sales +62.5%

Price per square foot

\$54/ft²

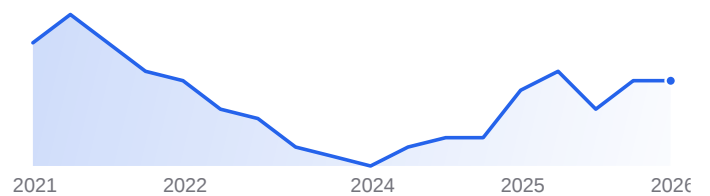
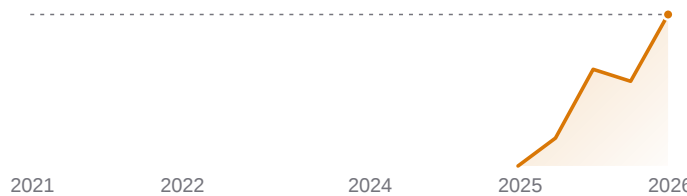


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

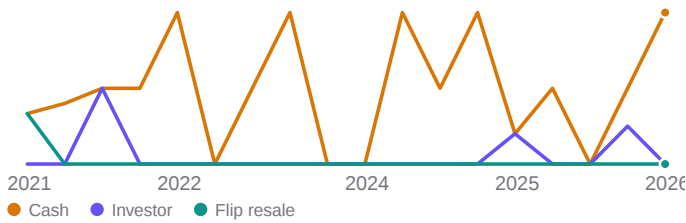
2.7%



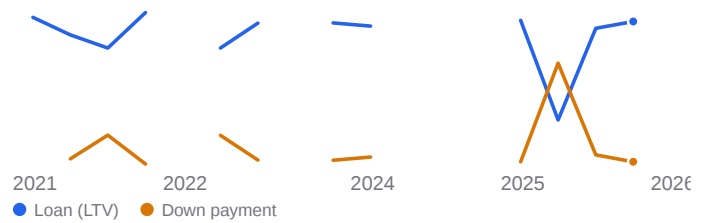
BUYERS & OUTCOMES

Buyer mix

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



Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



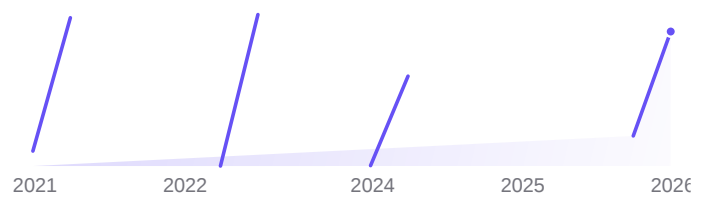
Sellers who sold at a gain

100%



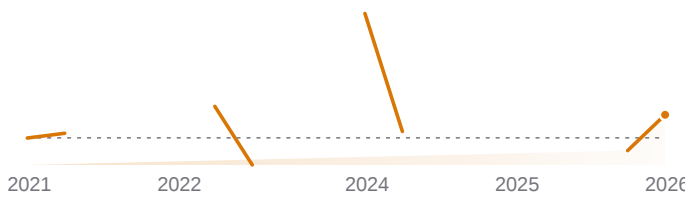
Typical hold before selling

14.0 yrs



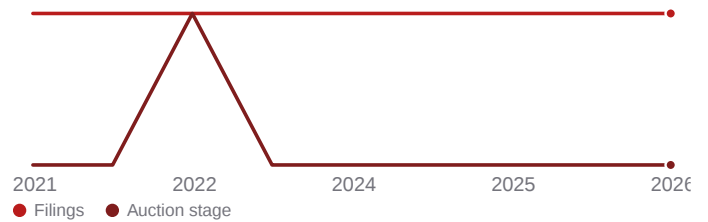
Median annualized return at resale

+8.0%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	489
Median value (AVM)	\$116K
Median size	1,536 ft²
Median bedrooms	3
Median year built	1944
Single family	89%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	60%
Underwater (LTV 125% or more)	2.5%
Owner occupied	71%
Company owned	6.7%
Median loan-to-value	42%
Typical ownership tenure	17.8 yrs

COMMUNITY

Population	1,488
Density	18 / mi²
Median household income	\$81K
Average household income	\$97K
Crime index (US avg 100)	81
Air pollution index (US avg 100)	87
Earthquake index (US avg 100)	38
Homes occupied	90%
Bachelor's or higher	12%
Poverty rate	8.2%
Unemployment	1.6%
Average temp	50°F
Annual precip	37 in
Sunshine	55%

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.