

Amboy 61310

ZIP code · IL · Illinois > Lee County > Amboy

BALANCED MARKET

\$104K

MEDIAN SALE PRICE

-13.6%

1-YR CHANGE

57

SALES (12 MO)

\$173K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 45 / 100



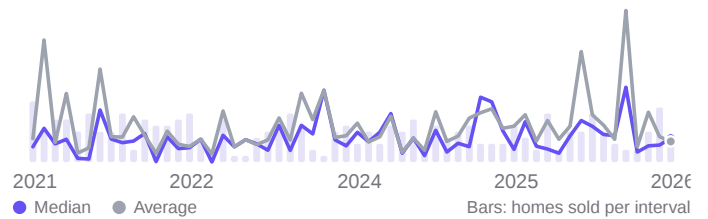
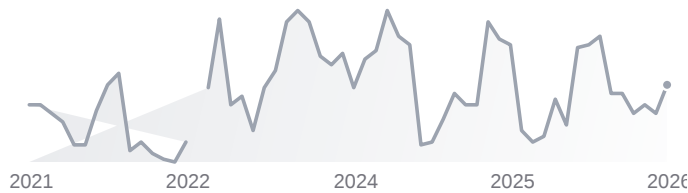
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

45 / 100

Sale prices

Median \$125K · Average \$111K

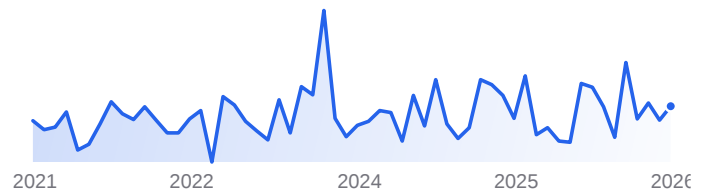
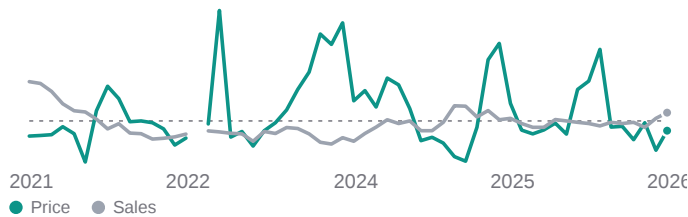


Growth (year over year)

Price -13.6% · Sales +11.8%

Price per square foot

\$105/ft²

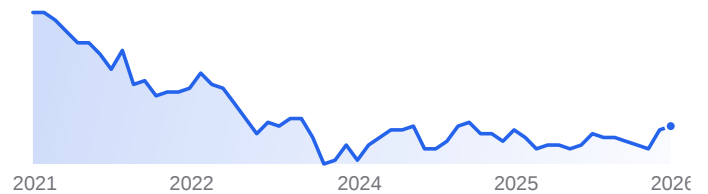
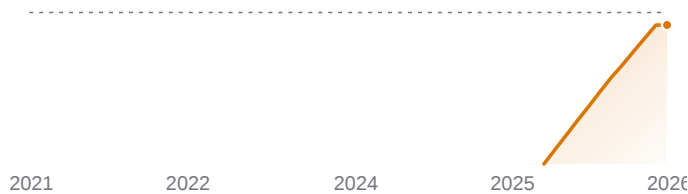


Sale premium vs estimated value

-0.5%

Annual turnover (share of homes sold)

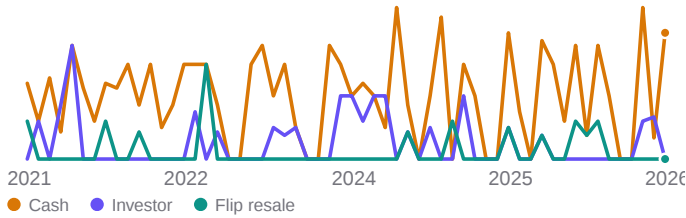
3.4%



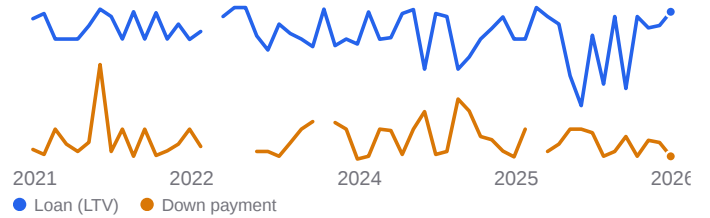
BUYERS & OUTCOMES

Buyer mix

Cash 67% · Investor 0% · Flip resale 0%

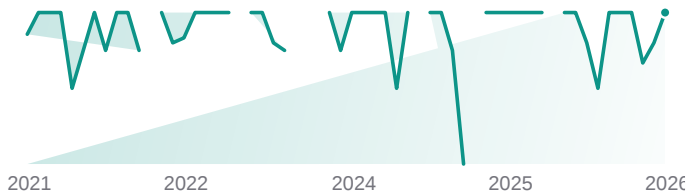


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



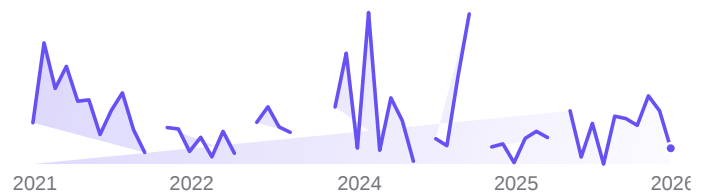
Sellers who sold at a gain

100%



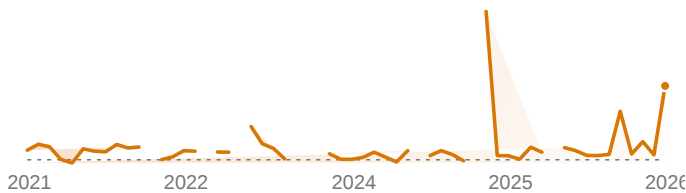
Typical hold before selling

2.0 yrs



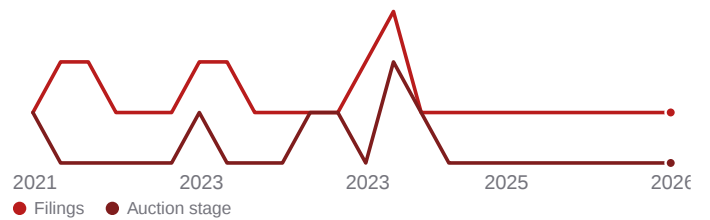
Median annualized return at resale

+79.3%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	1,663
Median value (AVM)	\$173K
Median size	1,511 ft²
Median year built	1953
Single family	75%
Condos	1.0%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	56%
Underwater (LTV 125% or more)	3.3%
Owner occupied	72%
Company owned	17%
Median loan-to-value	43%
Typical ownership tenure	20.4 yrs

COMMUNITY

Population	3,532
Density	30 / mi²
Median household income	\$72K
Average household income	\$87K
Crime index (US avg 100)	132
Air pollution index (US avg 100)	88
Earthquake index (US avg 100)	41
Homes occupied	90%
Bachelor's or higher	9%
Poverty rate	8.2%
Unemployment	1.8%
Average temp	49°F
Annual precip	37 in
Sunshine	55%

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.