

Compton 61318

ZIP code · IL · Illinois · Lee County · Compton

SELLER'S MARKET

\$237K

MEDIAN SALE PRICE

+52.7%

1-YR CHANGE

13

SALES (12 MO)

\$242K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 73 / 100

Buyer's market

Balanced

Seller's market

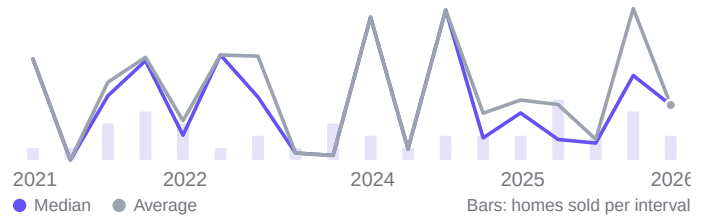
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

73 / 100

Sale prices

Median \$175K · Average \$175K

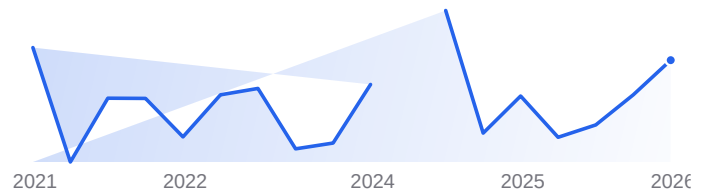


Growth (year over year)

Price +52.7% · Sales +62.5%

Price per square foot

\$186/ft²

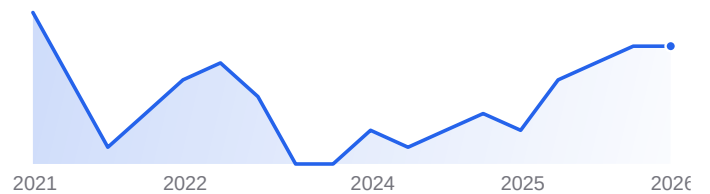


Sale premium vs estimated value

+0.3%

Annual turnover (share of homes sold)

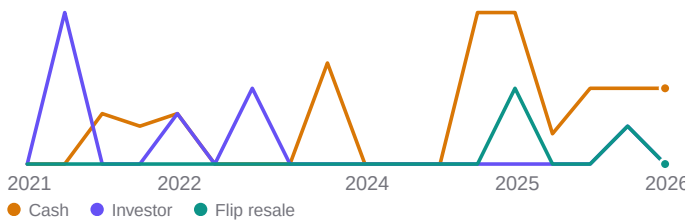
3.9%



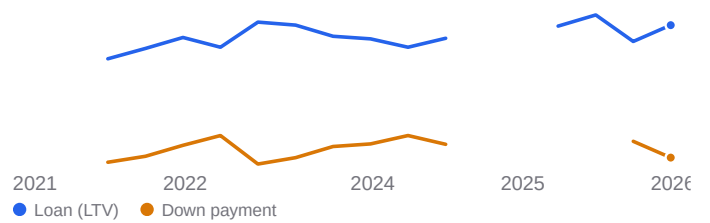
BUYERS & OUTCOMES

Buyer mix

Cash 50% · Investor 0% · Flip resale 0%

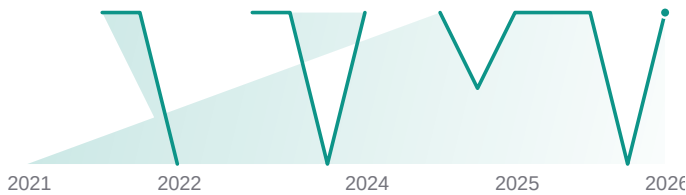


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



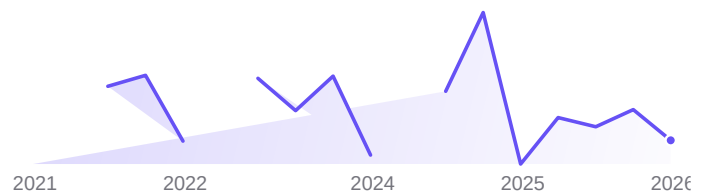
Sellers who sold at a gain

100%



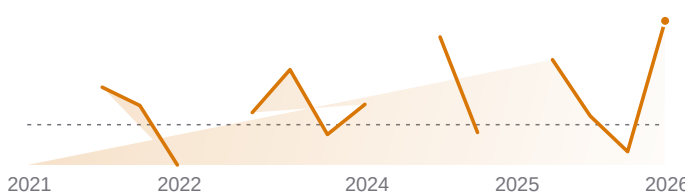
Typical hold before selling

3.4 yrs



Median annualized return at resale

+22.9%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	337
Median value (AVM)	\$242K
Median size	1,584 ft²
Median year built	1911
Single family	69%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	72%
Underwater (LTV 125% or more)	2.4%
Owner occupied	71%
Company owned	15%
Median loan-to-value	29%
Typical ownership tenure	20.9 yrs

COMMUNITY

Population	388
Density	12 / mi ²
Median household income	\$70K
Average household income	\$89K
Crime index (US avg 100)	105
Air pollution index (US avg 100)	89
Earthquake index (US avg 100)	47
Homes occupied	89%
Bachelor's or higher	8%
Poverty rate	9.6%
Unemployment	1.8%
Average temp	48°F
Annual precip	37 in
Sunshine	55%

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.