

Neponset 61345

ZIP code · IL · Illinois > Bureau County > Neponset

\$103K

MEDIAN SALE PRICE

-48.1%

1-YR CHANGE

6

SALES (12 MO)

\$88K

MEDIAN VALUE (AVM)

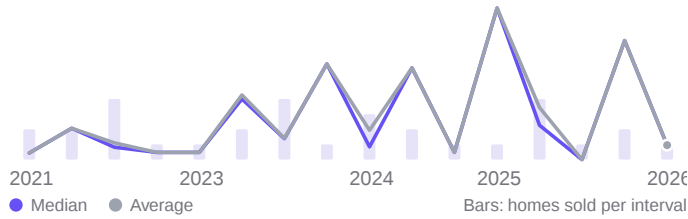
MARKET TRENDS (5 YEARS)

Sale prices

Median \$55K · Average \$55K

Growth (year over year)

Price -48.1% · Sales -14.3%

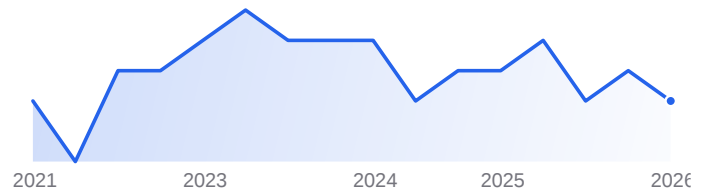


Sale premium vs estimated value

-37.9%

Annual turnover (share of homes sold)

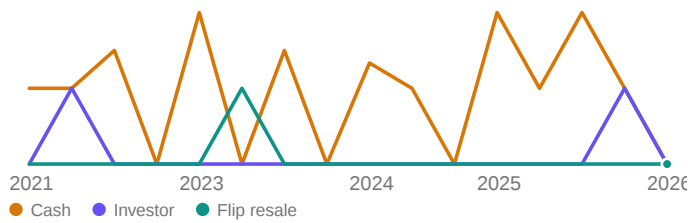
2.2%



BUYERS & OUTCOMES

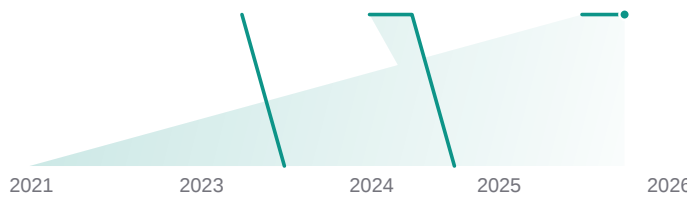
Buyer mix

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



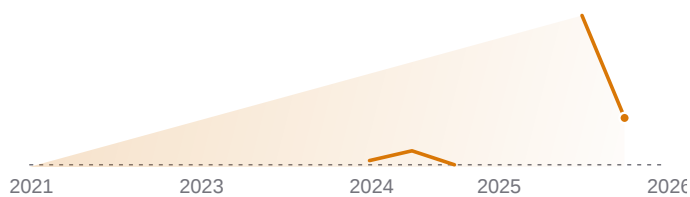
Sellers who sold at a gain

100%

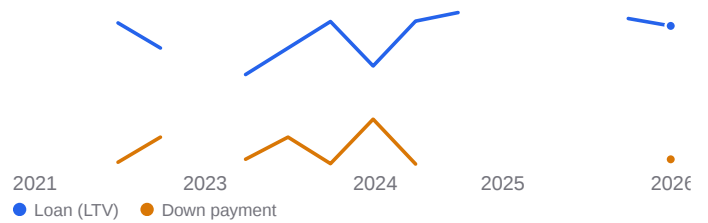


Median annualized return at resale

+22.0%

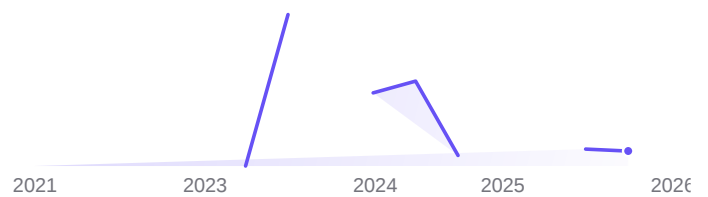


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



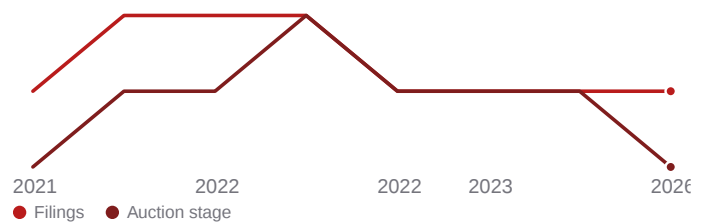
Typical hold before selling

2.0 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	268
Median value (AVM)	\$88K
Median year built	1975
Single family	78%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	66%
Underwater (LTV 125% or more)	6.2%
Owner occupied	76%
Company owned	9.0%
Median loan-to-value	23%
Typical ownership tenure	10.1 yrs

COMMUNITY

Population	808
Density	15 / mi²
Median household income	\$77K
Average household income	\$86K
Crime index (US avg 100)	123
Air pollution index (US avg 100)	87
Earthquake index (US avg 100)	33
Homes occupied	90%
Bachelor's or higher	15%
Poverty rate	13.1%
Unemployment	2.0%
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.