

West Brooklyn 61378

ZIP code · IL · Illinois › Lee County › West Brooklyn

STRONG SELLER'S MARKET

\$176K

MEDIAN SALE PRICE

9

SALES (12 MO)

\$280K

MEDIAN VALUE (AVM)

Market temperature

Strong seller's market · 94 / 100

Buyer's market

Balanced

Seller's market

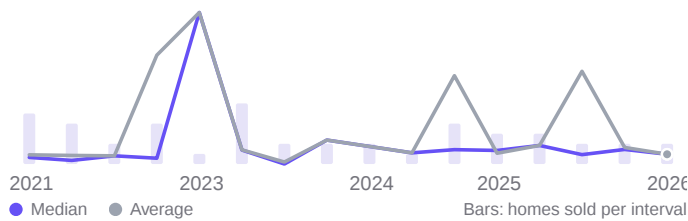
MARKET TRENDS (5 YEARS)

Sale prices

Median \$176K · Average \$176K

Growth (year over year)

Price -13.9% · Sales -9.1%

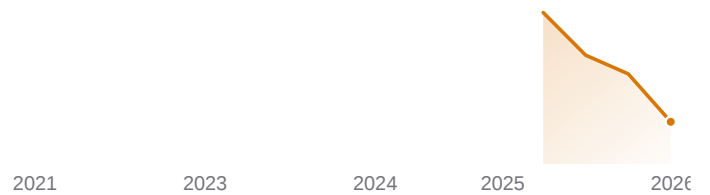
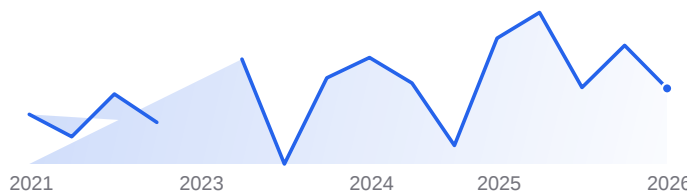


Price per square foot

\$113/ft²

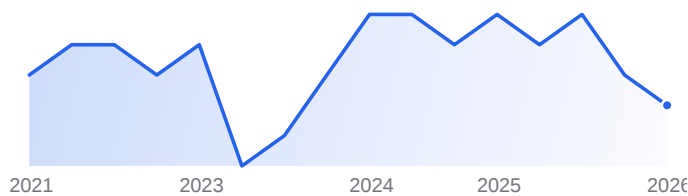
Sale premium vs estimated value

+0.3%



Annual turnover (share of homes sold)

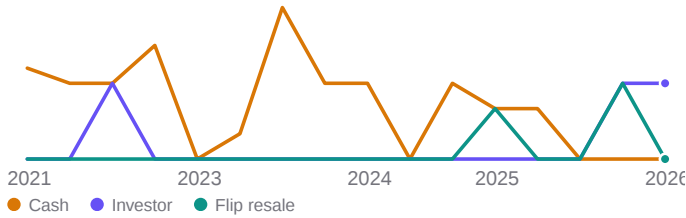
3.5%



BUYERS & OUTCOMES

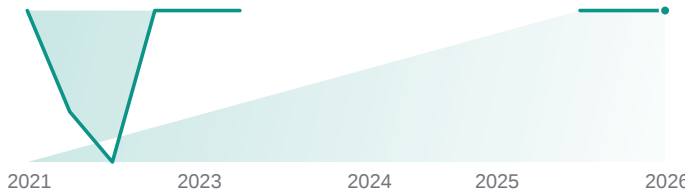
Buyer mix

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



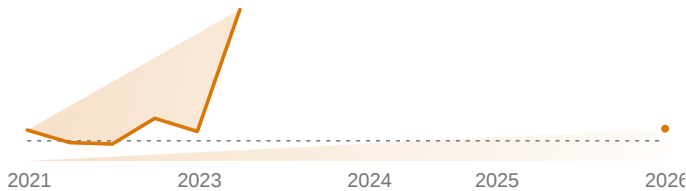
Sellers who sold at a gain

100%

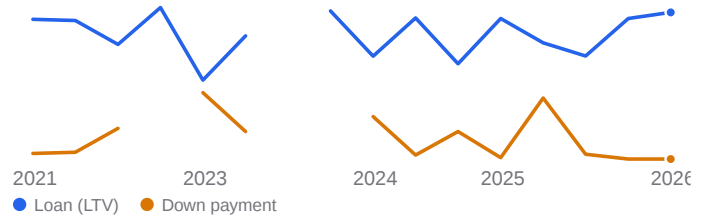


Median annualized return at resale

+7.9%

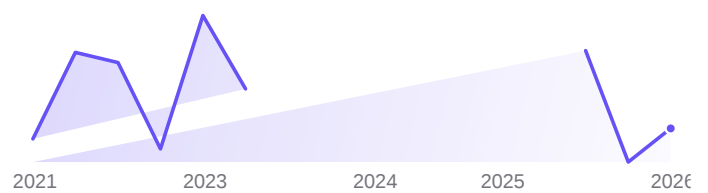


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.8%



Typical hold before selling

4.8 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	257
Median value (AVM)	\$280K
Median size	1,760 ft²
Median year built	1915
Single family	48%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	64%
Underwater (LTV 125% or more)	5.4%
Owner occupied	63%
Company owned	26%
Median loan-to-value	24%
Typical ownership tenure	23.8 yrs

COMMUNITY

Population	658
Density	11 / mi²
Median household income	\$84K
Average household income	\$109K
Crime index (US avg 100)	117
Air pollution index (US avg 100)	87
Earthquake index (US avg 100)	41
Homes occupied	88%
Bachelor's or higher	9%
Poverty rate	10.2%
Unemployment	1.9%
Average temp	49°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.