

Roseville 61473

ZIP code · IL · Illinois · Warren County · Roseville

BUYER'S MARKET

\$84K

MEDIAN SALE PRICE

-62.3%

1-YR CHANGE

23

SALES (12 MO)

\$81K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 38 / 100



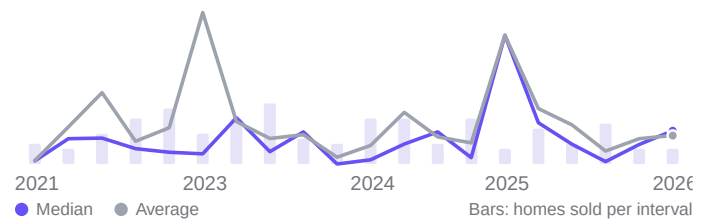
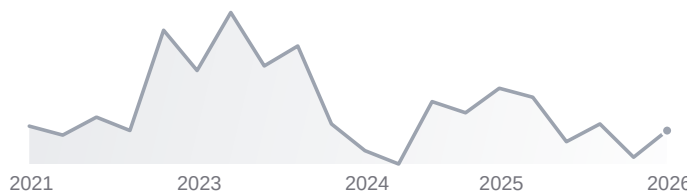
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

38 / 100

Sale prices

Median \$95K · Average \$87K

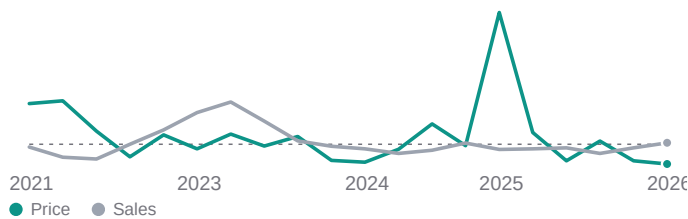


Growth (year over year)

Price -62.3% · Sales +4.5%

Sale premium vs estimated value

-12.8%



Annual turnover (share of homes sold)

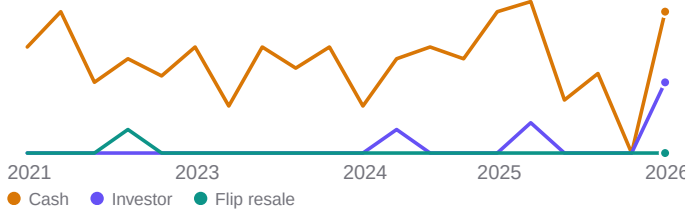
3.8%



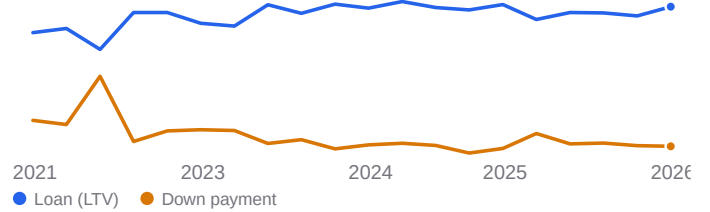
BUYERS & OUTCOMES

Buyer mix

Cash 67% · Investor 33% · Flip resale 0%

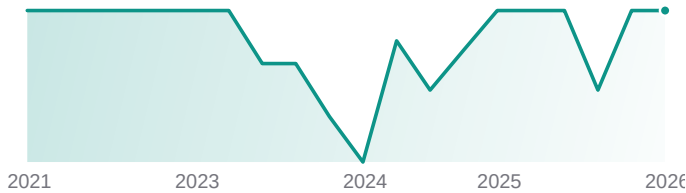


Financing (share of purchase price) Loan (LTV) 94% · Down payment 6.3%



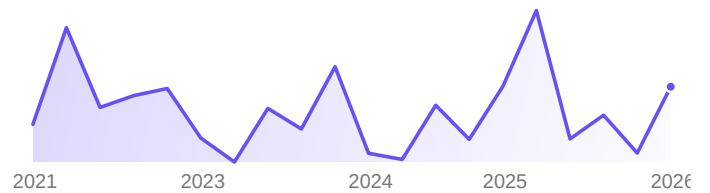
Sellers who sold at a gain

100%



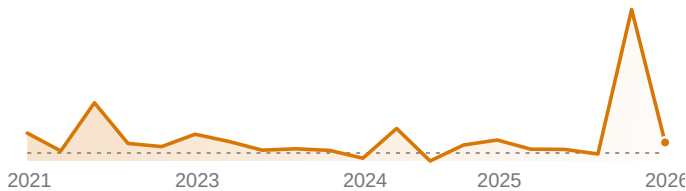
Typical hold before selling

9.8 yrs



Median annualized return at resale

+5.8%



HOUSING STOCK

Homes	598
Median value (AVM)	\$81K
Median size	1,714 ft²
Median bedrooms	3
Median year built	1948
Single family	100%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	48%
Underwater (LTV 125% or more)	6.7%
Owner occupied	78%
Company owned	6.5%
Median loan-to-value	53%
Typical ownership tenure	16.8 yrs

COMMUNITY

Population	1,615
Density	16 / mi²
Median household income	\$61K
Average household income	\$73K
Crime index (US avg 100)	134
Air pollution index (US avg 100)	72
Earthquake index (US avg 100)	33
Homes occupied	88%
Bachelor's or higher	14%
Poverty rate	18.4%
Unemployment	1.6%
Average temp	51°F
Annual precip	37 in
Sunshine	56%

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.