

Forrest 61741

ZIP code · IL · Illinois > Livingston County > Forrest

BALANCED MARKET

\$172K

MEDIAN SALE PRICE

+16.6%

1-YR CHANGE

17

SALES (12 MO)

\$164K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 59 / 100

Buyer's market

Balanced

Seller's market

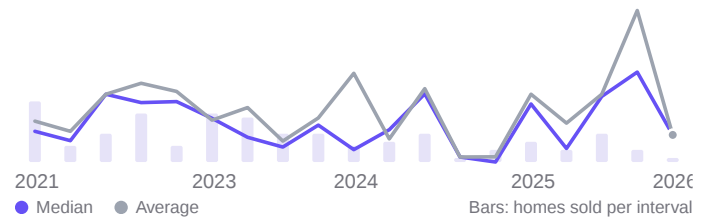
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

59 / 100

Sale prices

Median \$95K · Average \$95K

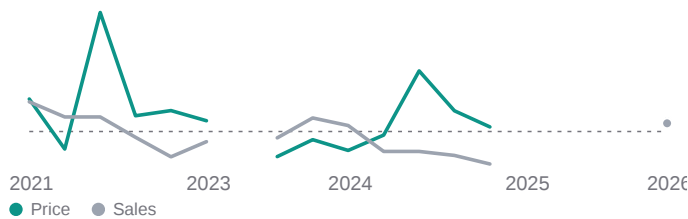


Growth (year over year)

Price +16.6% · Sales +13.3%

Price per square foot

\$170/ft²

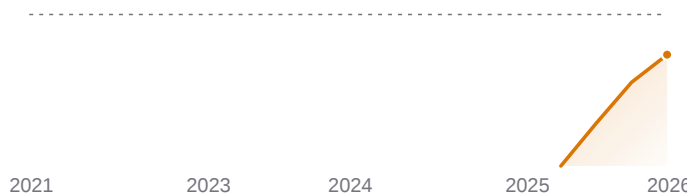


Sale premium vs estimated value

-1.5%

Annual turnover (share of homes sold)

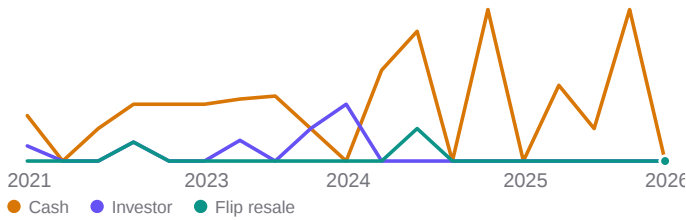
2.7%



BUYERS & OUTCOMES

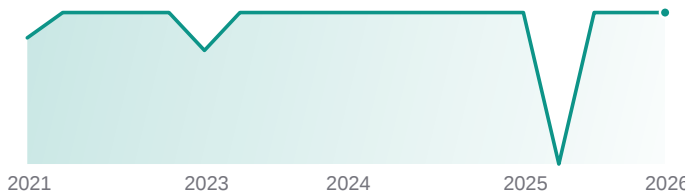
Buyer mix

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



Sellers who sold at a gain

100%

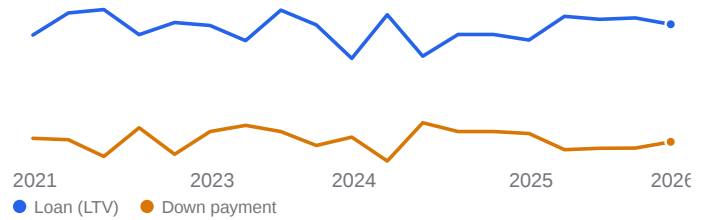


Median annualized return at resale

+146.9%

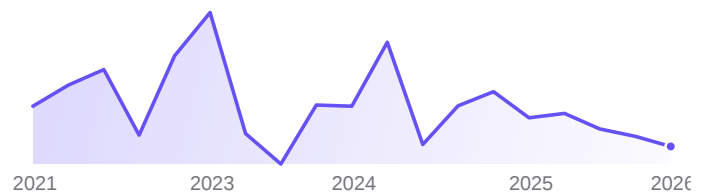


Financing (share of purchase price) Loan (LTV) 86% · Down payment 14%



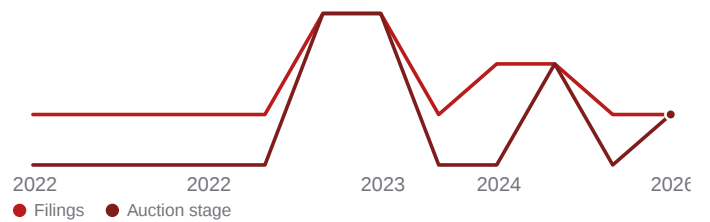
Typical hold before selling

2.0 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	621
Median value (AVM)	\$164K
Median size	1,735 ft²
Median bedrooms	3
Median year built	1940
Single family	86%
Condos	2.1%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	50%
Underwater (LTV 125% or more)	4.5%
Owner occupied	80%
Company owned	12%
Median loan-to-value	51%

Typical ownership tenure

126.6 yrs

COMMUNITY

Population	1,473
Density	28 / mi²
Median household income	\$81K
Average household income	\$96K
Crime index (US avg 100)	128
Air pollution index (US avg 100)	74
Earthquake index (US avg 100)	41
Homes occupied	91%
Bachelor's or higher	14%
Poverty rate	10.7%
Unemployment	1.3%
Average temp	51°F
Annual precip	37 in
Sunshine	56%

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.