

Saybrook 61770

ZIP code · IL · Illinois · McLean County · Saybrook

BUYER'S MARKET

\$105K

MEDIAN SALE PRICE

-31.1%

1-YR CHANGE

13

SALES (12 MO)

\$161K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 24 / 100



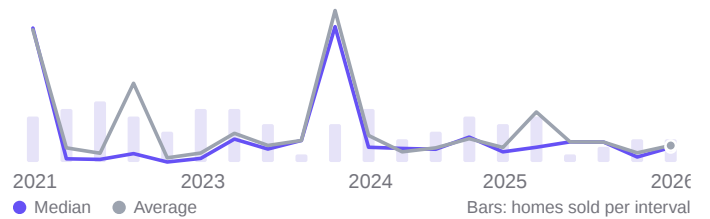
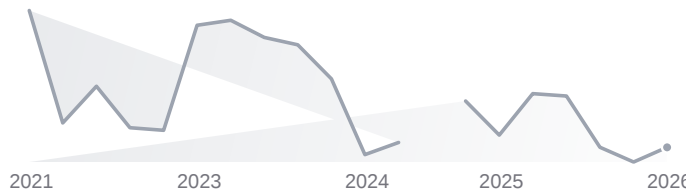
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

24 / 100

Sale prices

Median \$120K · Average \$130K

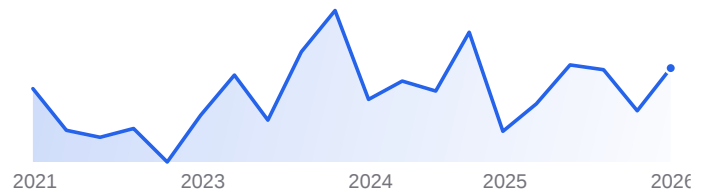
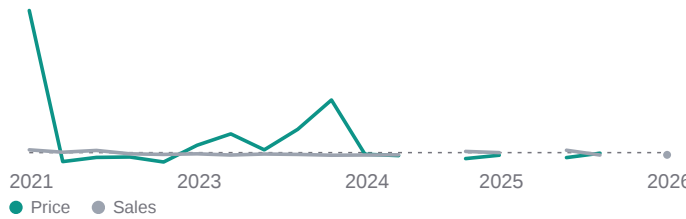


Growth (year over year)

Price -31.1% · Sales -23.5%

Price per square foot

\$119/ft²



Sale premium vs estimated value

-0.6%

Annual turnover (share of homes sold)

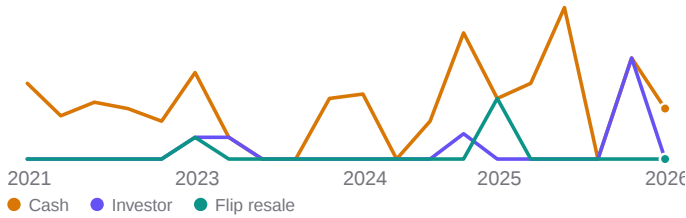
2.5%



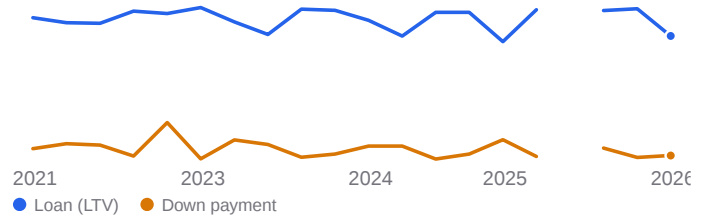
BUYERS & OUTCOMES

Buyer mix

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

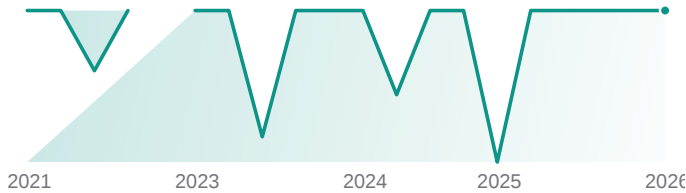


Financing (share of purchase price) Loan (LTV) 80% · Down payment 4.0%



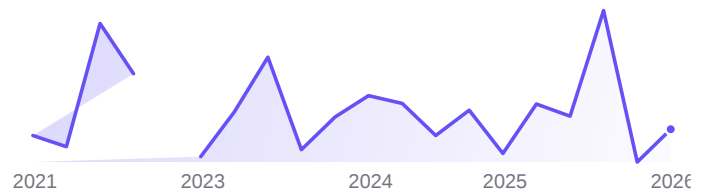
Sellers who sold at a gain

100%



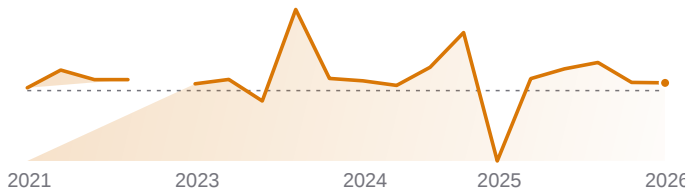
Typical hold before selling

3.8 yrs



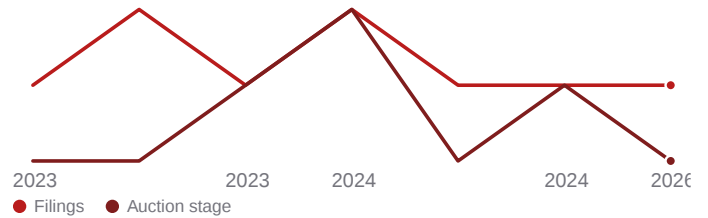
Median annualized return at resale

+4.9%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	512
Median value (AVM)	\$161K
Median size	1,196 ft²
Median bedrooms	6
Median year built	1949
Single family	77%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	55%
Underwater (LTV 125% or more)	4.0%
Owner occupied	70%
Company owned	14%
Median loan-to-value	44%
Typical ownership tenure	8.4 yrs

COMMUNITY

Population	1,166
Density	18 / mi²
Median household income	\$68K
Average household income	\$80K
Crime index (US avg 100)	145
Air pollution index (US avg 100)	78
Earthquake index (US avg 100)	37
Homes occupied	92%
Bachelor's or higher	13%
Poverty rate	13.1%
Unemployment	1.2%
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.