

Sibley 61773

ZIP code · IL · Illinois > Ford County > Sibley

SELLER'S MARKET

\$158K

MEDIAN SALE PRICE

7

SALES (12 MO)

\$121K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 74 / 100

Buyer's market

Balanced

Seller's market

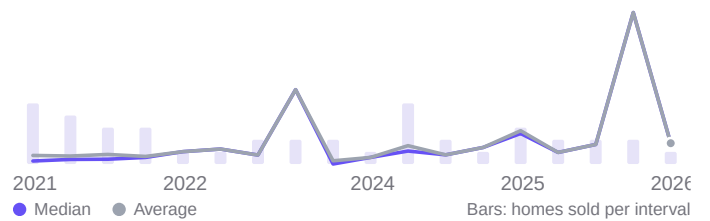
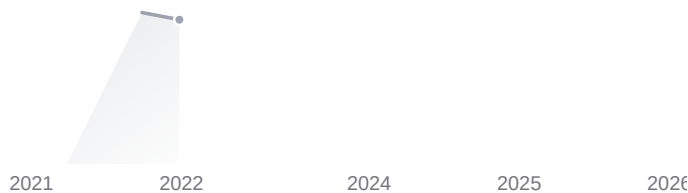
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

74 / 100

Sale prices

Median \$158K · Average \$158K

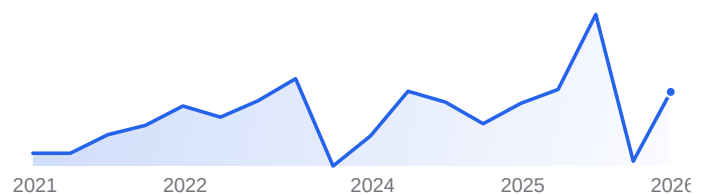
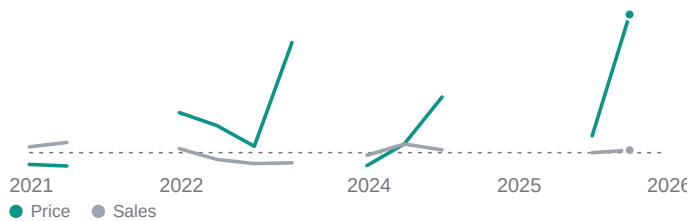


Growth (year over year)

Price +678.8% · Sales +12.5%

Price per square foot

\$98/ft²

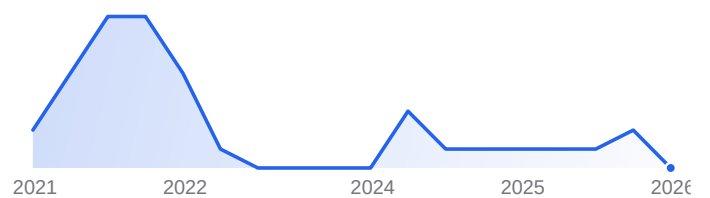
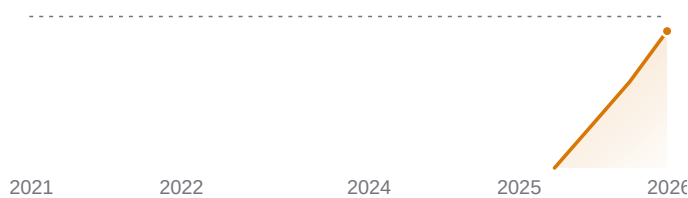


Sale premium vs estimated value

-0.7%

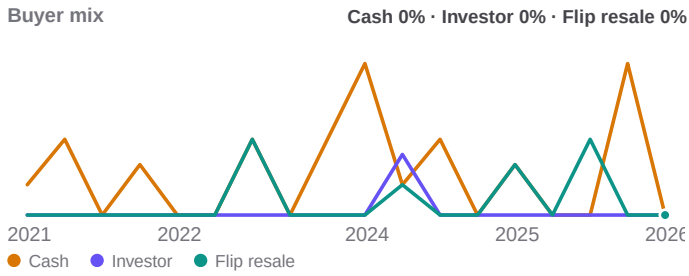
Annual turnover (share of homes sold)

3.0%

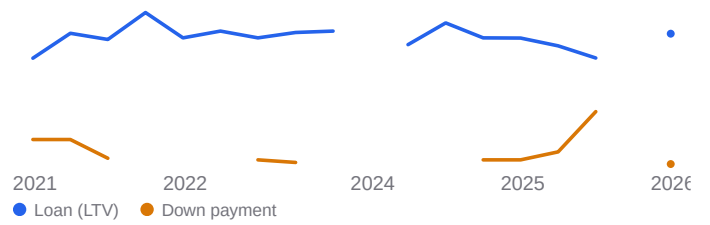


BUYERS & OUTCOMES

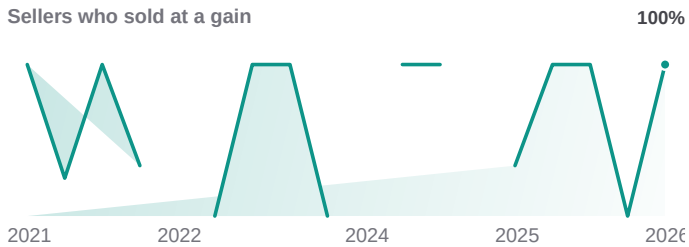
Buyer mix



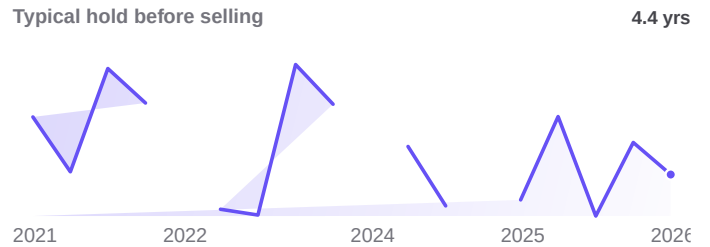
Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.9%



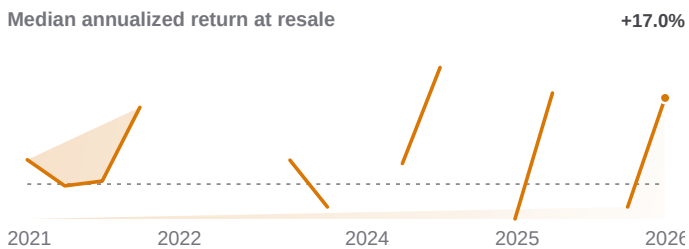
Sellers who sold at a gain



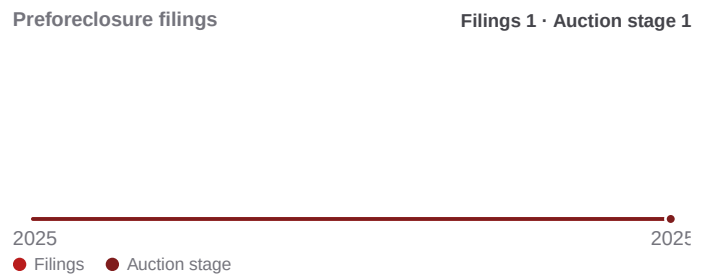
Typical hold before selling



Median annualized return at resale



Preforeclosure filings



HOUSING STOCK

Homes	233
Median value (AVM)	\$121K
Median size	1,308 ft²
Median bedrooms	3
Median year built	1920
Single family	78%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	60%
Underwater (LTV 125% or more)	4.4%
Owner occupied	74%
Company owned	16%
Median loan-to-value	35%
Typical ownership tenure	8.3 yrs

COMMUNITY

Population	381
Density	9 / mi²
Median household income	\$88K
Average household income	\$91K
Crime index (US avg 100)	70
Air pollution index (US avg 100)	76
Earthquake index (US avg 100)	40
Homes occupied	89%
Bachelor's or higher	20%
Poverty rate	10.4%
Unemployment	1.6%
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.