

Potomac 61865

ZIP code · IL · Illinois > Vermilion County > Potomac

STRONG BUYER'S MARKET

\$75K

MEDIAN SALE PRICE

19

SALES (12 MO)

\$142K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 17 / 100



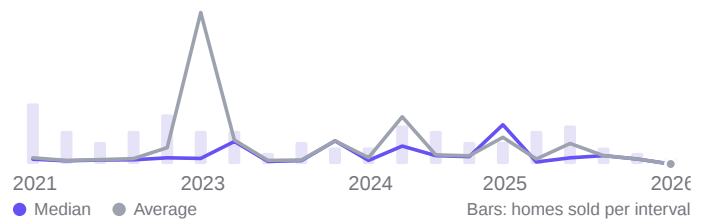
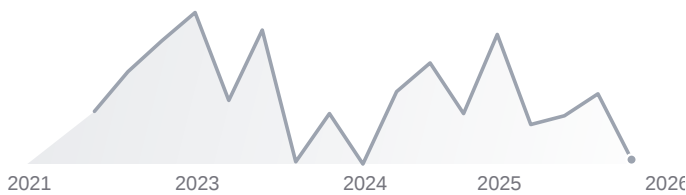
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

17 / 100

Sale prices

Median \$16K · Average \$16K

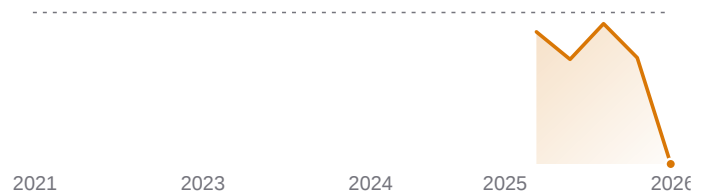
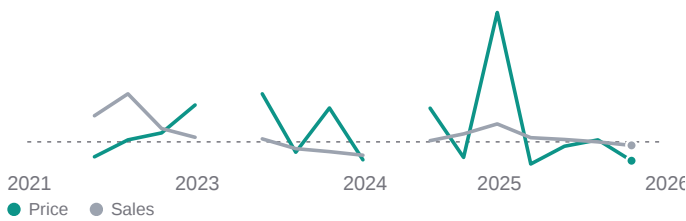


Growth (year over year)

Price -78.2% · Sales -14.3%

Sale premium vs estimated value

-62.6%



Annual turnover (share of homes sold)

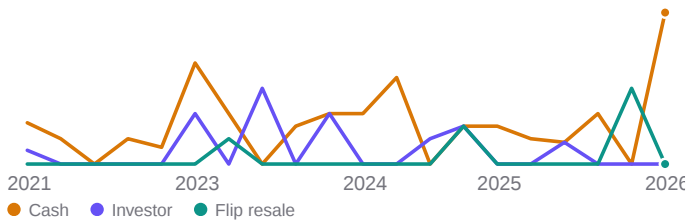
3.0%



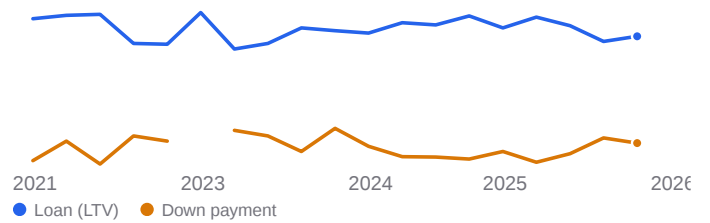
BUYERS & OUTCOMES

Buyer mix

Cash 100% · Investor 0% · Flip resale 0%

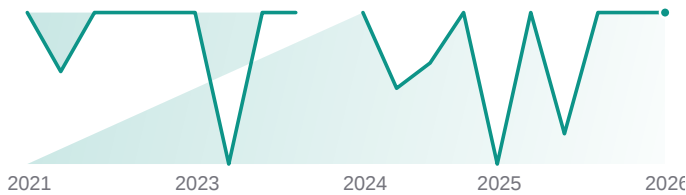


Financing (share of purchase price) Loan (LTV) 85% · Down payment 15%



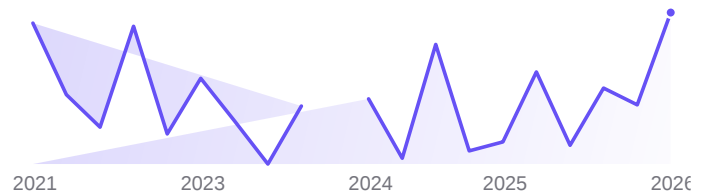
Sellers who sold at a gain

100%



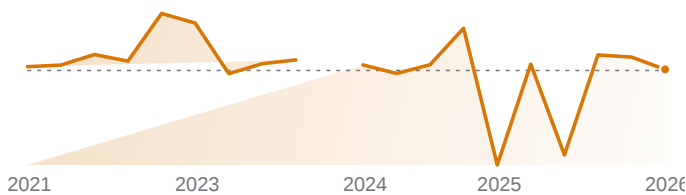
Typical hold before selling

15.1 yrs



Median annualized return at resale

+0.4%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	627
Median value (AVM)	\$142K
Single family	72%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	63%
Underwater (LTV 125% or more)	5.5%
Owner occupied	71%
Company owned	13%
Median loan-to-value	38%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	906
Density	12 / mi ²
Median household income	\$82K
Average household income	\$98K
Crime index (US avg 100)	75
Air pollution index (US avg 100)	93
Earthquake index (US avg 100)	43
Homes occupied	91%
Bachelor's or higher	13%
Poverty rate	8.7%
Unemployment	2.0%
Average temp	51°F
Annual precip	39 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.