

Ridge Farm 61870

ZIP code · IL · Illinois › Vermilion County › Ridge Farm

BALANCED MARKET

\$43K

MEDIAN SALE PRICE

-72.7%

1-YR CHANGE

22

SALES (12 MO)

\$89K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 49 / 100



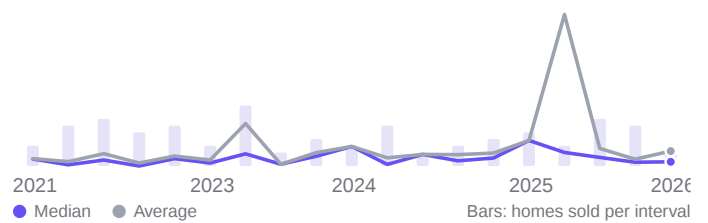
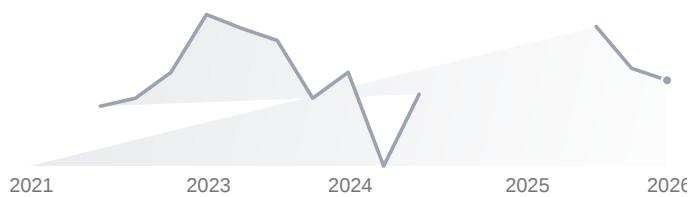
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

49 / 100

Sale prices

Median \$55K · Average \$125K

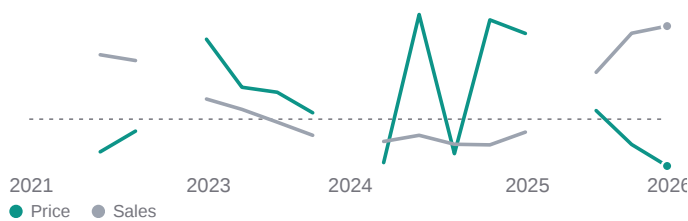


Growth (year over year)

Price -72.7% · Sales +144.4%

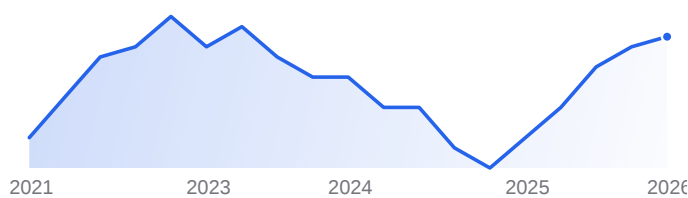
Sale premium vs estimated value

-16.7%



Annual turnover (share of homes sold)

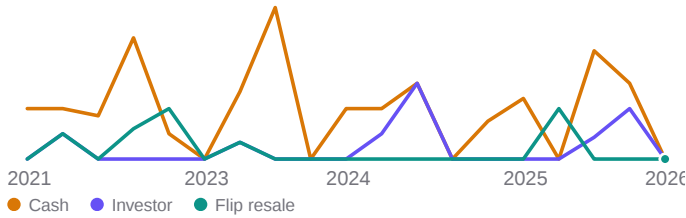
3.8%



BUYERS & OUTCOMES

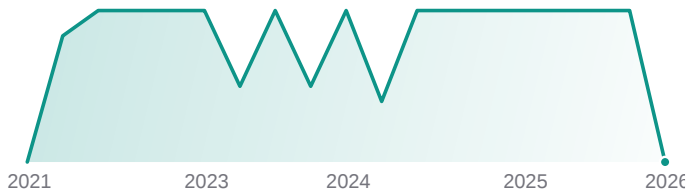
Buyer mix

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



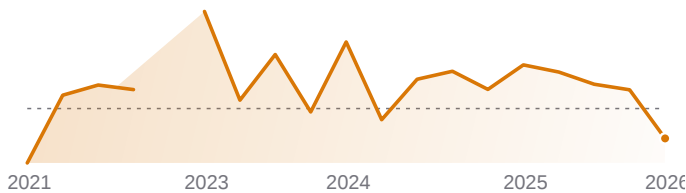
Sellers who sold at a gain

0%

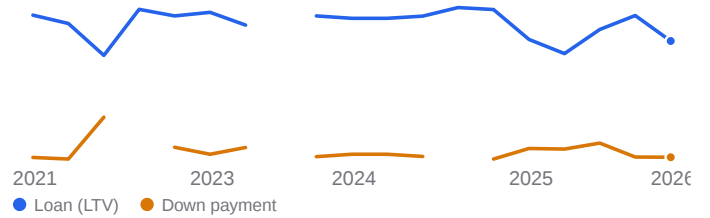


Median annualized return at resale

-7.0%



Financing (share of purchase price) Loan (LTV) 80% · Down payment 3.0%



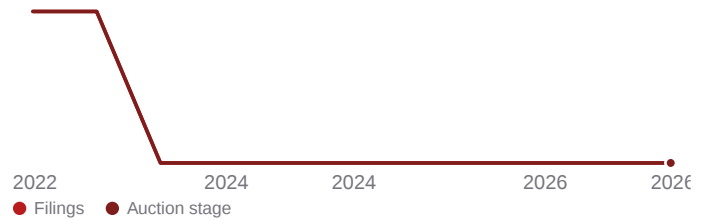
Typical hold before selling

3.2 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	586
Median value (AVM)	\$89K
Single family	84%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	61%
Underwater (LTV 125% or more)	5.0%
Owner occupied	69%
Company owned	13%
Median loan-to-value	28%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	1,525
Density	37 / mi²
Median household income	\$52K
Average household income	\$67K
Crime index (US avg 100)	109
Air pollution index (US avg 100)	92
Earthquake index (US avg 100)	54
Homes occupied	90%
Bachelor's or higher	11%
Poverty rate	6.3%
Unemployment	1.7%
Average temp	52°F
Annual precip	41 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.