

Westville 61883

ZIP code · IL · Illinois > Vermilion County > Westville

SELLER'S MARKET

\$127K

MEDIAN SALE PRICE

+18.4%

1-YR CHANGE

67

SALES (12 MO)

\$97K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 67 / 100

Buyer's market

Balanced

Seller's market

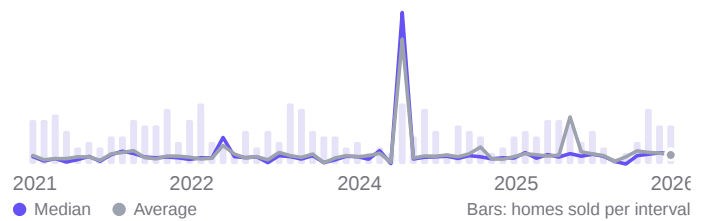
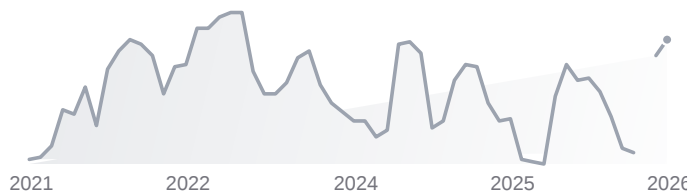
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

67 / 100

Sale prices

Median \$127K · Average \$112K

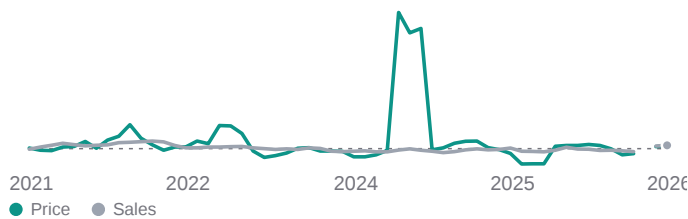


Growth (year over year)

Price +18.4% · Sales +17.5%

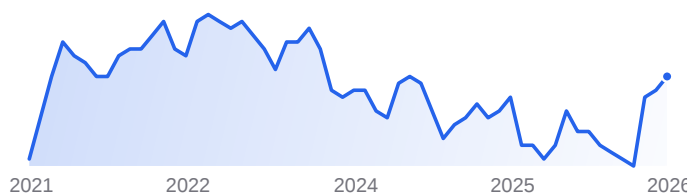
Sale premium vs estimated value

+4.2%



Annual turnover (share of homes sold)

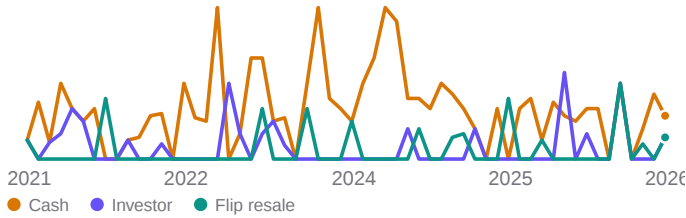
3.5%



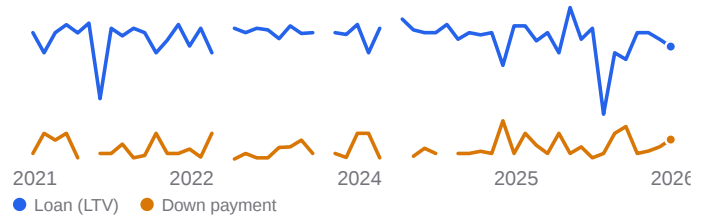
BUYERS & OUTCOMES

Buyer mix

Cash 29% · Investor 14% · Flip resale 14%

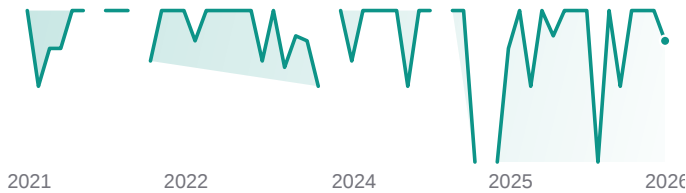


Financing (share of purchase price) Loan (LTV) 85% · Down payment 15%



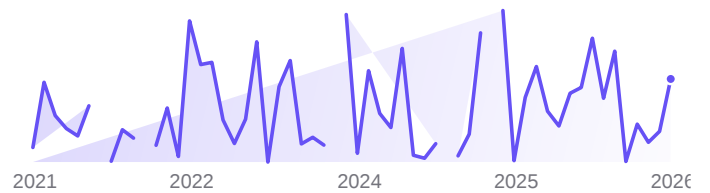
Sellers who sold at a gain

80%



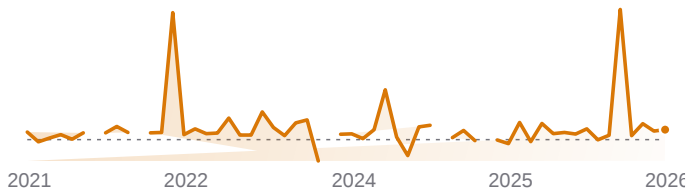
Typical hold before selling

9.8 yrs



Median annualized return at resale

+5.7%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,888
Median value (AVM)	\$97K
Single family	96%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	59%
Underwater (LTV 125% or more)	3.4%
Owner occupied	79%
Company owned	8.1%
Median loan-to-value	40%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	4,209
Density	225 / mi²
Median household income	\$59K
Average household income	\$71K
Crime index (US avg 100)	83
Air pollution index (US avg 100)	90
Earthquake index (US avg 100)	50
Homes occupied	91%
Bachelor's or higher	10%
Poverty rate	7.2%
Unemployment	1.8%
Average temp	52°F
Annual precip	40 in
Sunshine	56%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.