

Peoria County, IL

County · IL · Illinois

BALANCED MARKET

\$167K

MEDIAN SALE PRICE

+1.2%

1-YR CHANGE

3,362

SALES (12 MO)

\$146K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 52 / 100



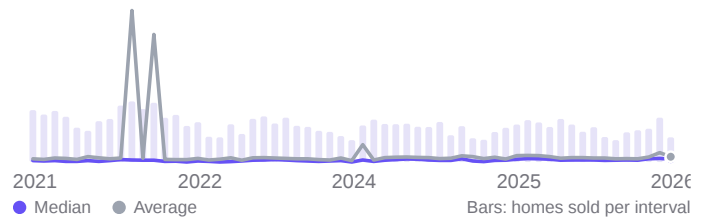
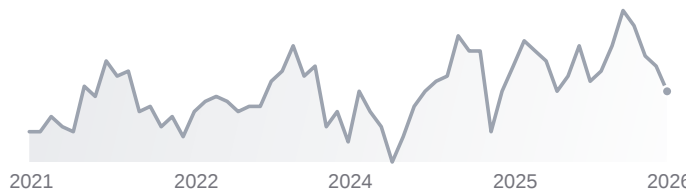
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

52 / 100

Sale prices

Median \$160K · Average \$208K

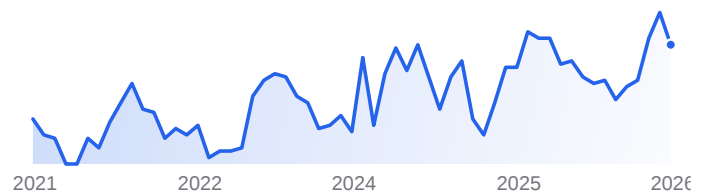
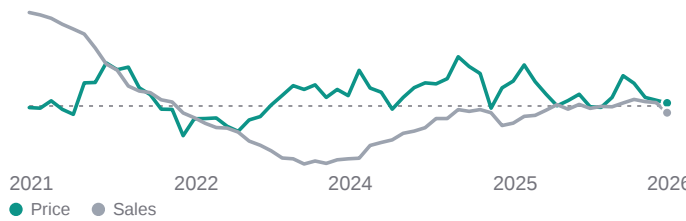


Growth (year over year)

Price +1.2% · Sales -2.7%

Price per square foot

\$117/ft²

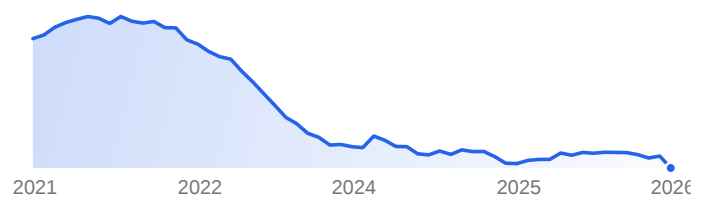
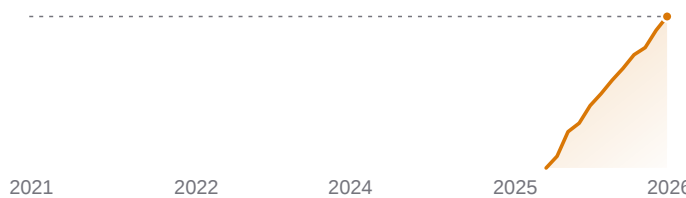


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

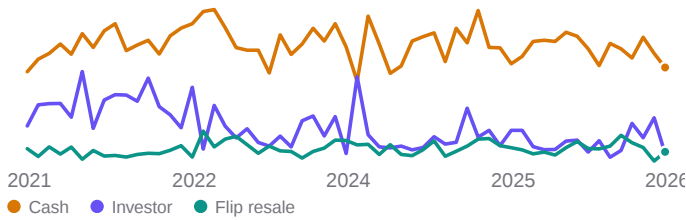
4.5%



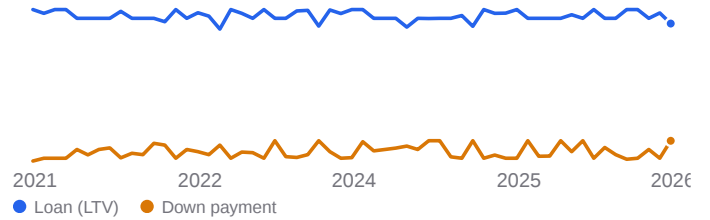
BUYERS & OUTCOMES

Buyer mix

Cash 29% · Investor 4.2% · Flip resale 4.7%



Financing (share of purchase price) Loan (LTV) 87% · Down payment 20%



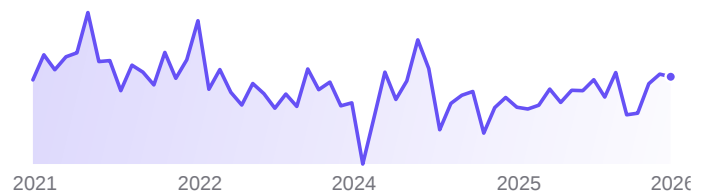
Sellers who sold at a gain

90%



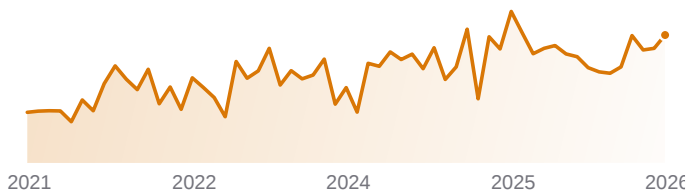
Typical hold before selling

7.4 yrs



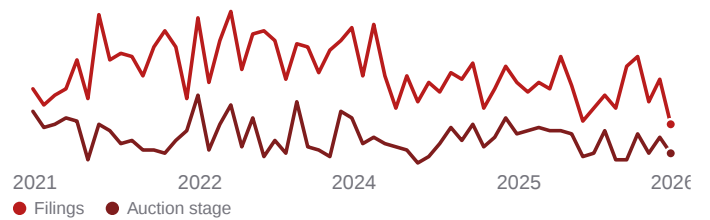
Median annualized return at resale

+5.0%



Preforeclosure filings

Filings 12 · Auction stage 3



HOUSING STOCK

Homes	74,193
Median value (AVM)	\$146K
Median size	1,412 ft²
Median bedrooms	3
Median year built	1956
Single family	92%
Condos	3.5%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	46%
Underwater (LTV 125% or more)	3.6%
Owner occupied	74%
Company owned	15%
Median loan-to-value	55%

Typical ownership tenure

8.7 yrs

COMMUNITY

Population	179,657
Density	290 / mi²
Median household income	\$66K
Average household income	\$91K
Crime index (US avg 100)	96
Air pollution index (US avg 100)	86
Earthquake index (US avg 100)	34
Homes occupied	90%
Bachelor's or higher	22%
Poverty rate	13.8%
Unemployment	1.5%
Average temp	51°F
Annual precip	36 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.