

Davis 61019

ZIP code · IL · Illinois · Winnebago County · Davis

BALANCED MARKET

\$279K

MEDIAN SALE PRICE

-12.1%

1-YR CHANGE

41

SALES (12 MO)

\$257K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 45 / 100



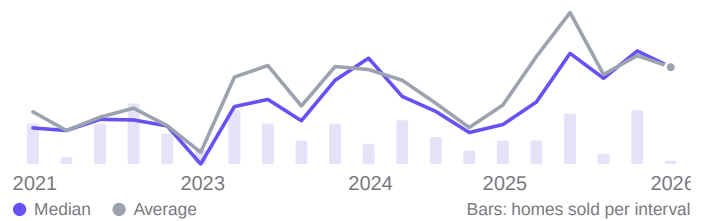
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

45 / 100

Sale prices

Median \$290K · Average \$290K

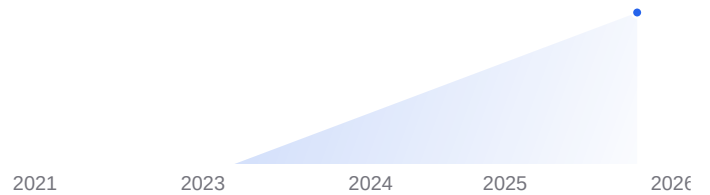
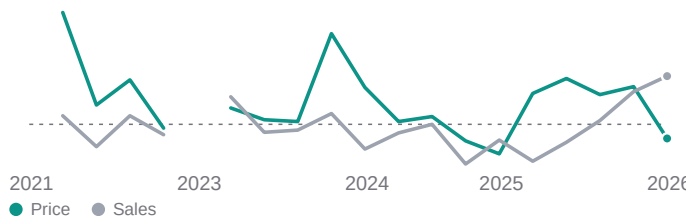


Growth (year over year)

Price -12.1% · Sales +41.4%

Price per square foot

\$99/ft²

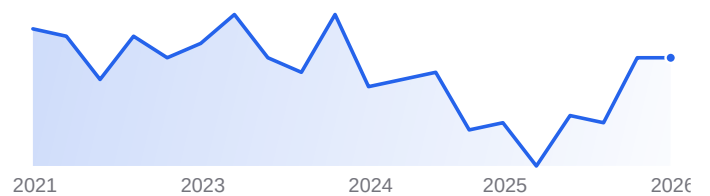


Sale premium vs estimated value

-0.6%

Annual turnover (share of homes sold)

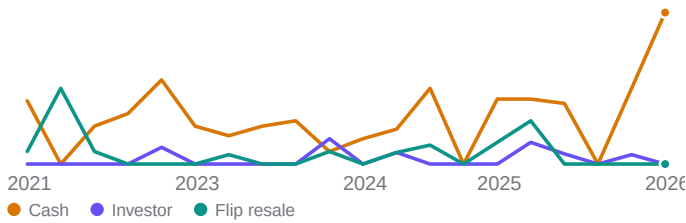
2.3%



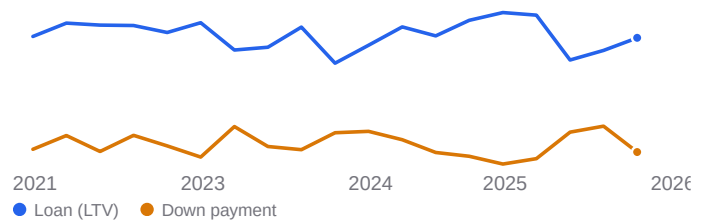
BUYERS & OUTCOMES

Buyer mix

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

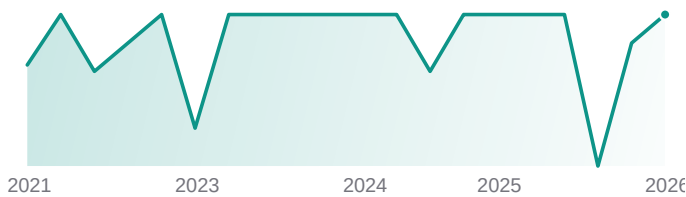


Financing (share of purchase price) Loan (LTV) 82% · Down payment 9.4%



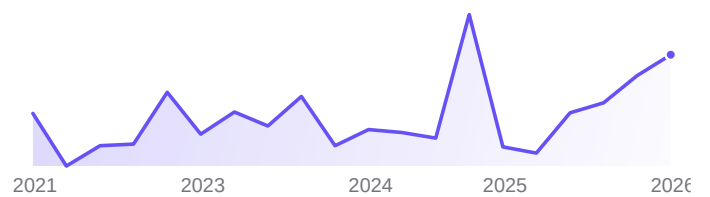
Sellers who sold at a gain

100%



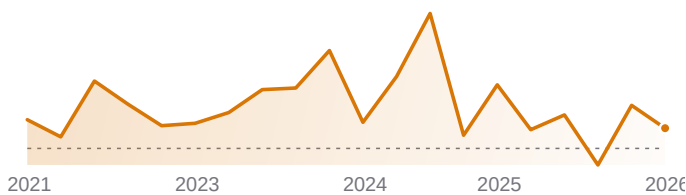
Typical hold before selling

17.1 yrs



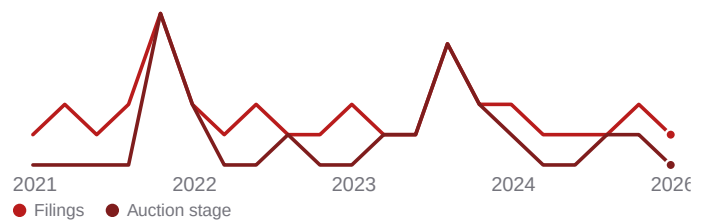
Median annualized return at resale

+2.8%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	1,758
Median value (AVM)	\$257K
Median size	2,765 ft²
Median bedrooms	3
Median year built	1986
Single family	97%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	64%
Underwater (LTV 125% or more)	1.4%
Owner occupied	76%
Company owned	27%
Median loan-to-value	38%
Typical ownership tenure	16.1 yrs

COMMUNITY

Population	3,271
Density	88 / mi²
Median household income	\$96K
Average household income	\$110K
Crime index (US avg 100)	123
Air pollution index (US avg 100)	89
Earthquake index (US avg 100)	31
Homes occupied	78%
Bachelor's or higher	15%
Poverty rate	4.0%
Unemployment	1.4%
Average temp	48°F
Annual precip	35 in
Sunshine	52%

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.