

Blackstone 61313

ZIP code · IL · Illinois · Livingston County

\$315K

MEDIAN SALE PRICE

1

SALES (12 MO)

\$260K

MEDIAN VALUE (AVM)

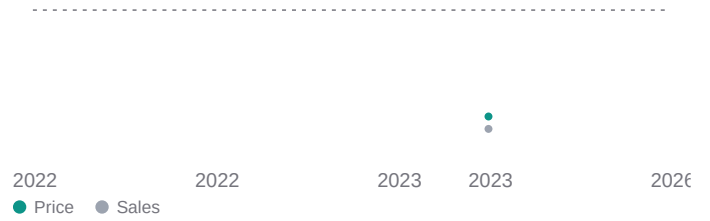
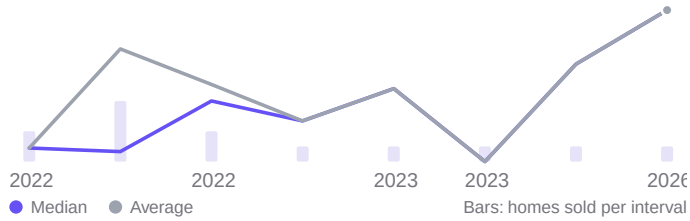
MARKET TRENDS (5 YEARS)

Sale prices

Median \$315K · Average \$315K

Growth (year over year)

Price -56.0% · Sales -62.5%

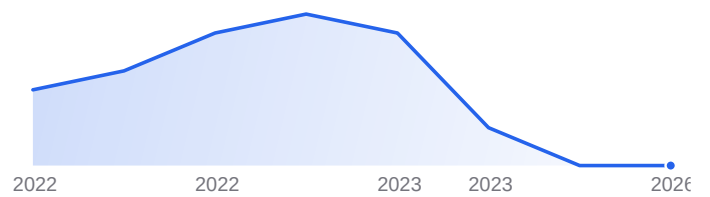


Price per square foot

\$165/ft²

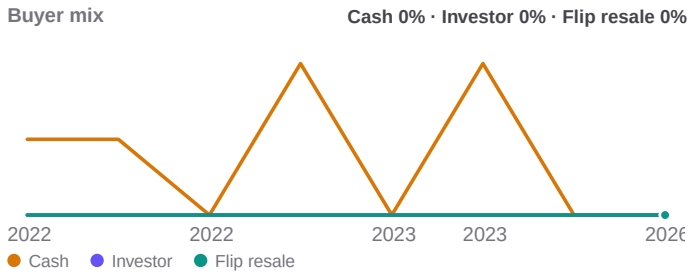
Annual turnover (share of homes sold)

0.8%



BUYERS & OUTCOMES

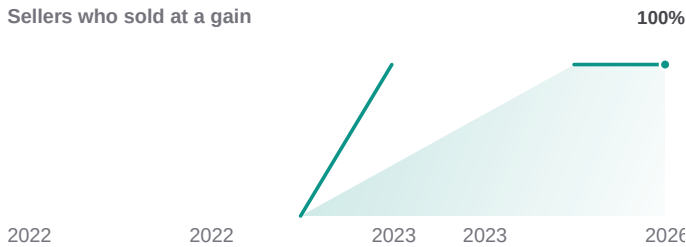
Buyer mix



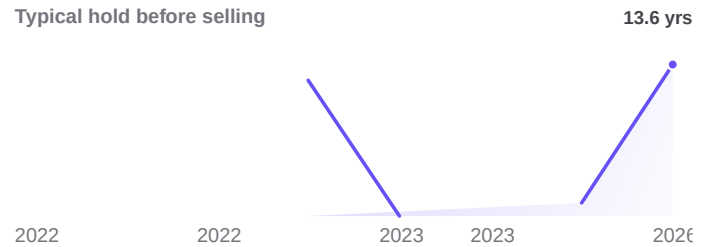
Financing (share of purchase price) Loan (LTV) 89% · Down payment 11%



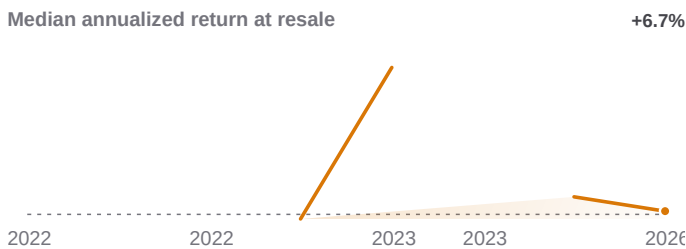
Sellers who sold at a gain



Typical hold before selling



Median annualized return at resale



HOUSING STOCK

Homes	121
Median value (AVM)	\$260K
Median size	1,768 ft²
Median bedrooms	3
Median year built	1946
Single family	60%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	69%
Underwater (LTV 125% or more)	6.4%
Owner occupied	79%
Company owned	9.9%
Median loan-to-value	38%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	440
Density	12 / mi²
Median household income	\$85K
Average household income	\$109K
Crime index (US avg 100)	110
Air pollution index (US avg 100)	82
Earthquake index (US avg 100)	41
Homes occupied	88%
Bachelor's or higher	16%
Poverty rate	9.3%
Unemployment	1.3%
Average temp	51°F
Annual precip	38 in
Sunshine	56%

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