

Peru 61354

ZIP code · IL · Illinois > LaSalle County > Peru

BUYER'S MARKET

\$163K

MEDIAN SALE PRICE

+2.9%

1-YR CHANGE

120

SALES (12 MO)

\$171K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 38 / 100



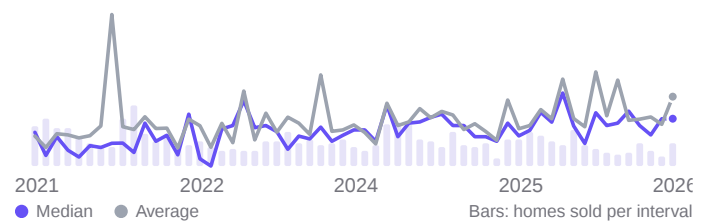
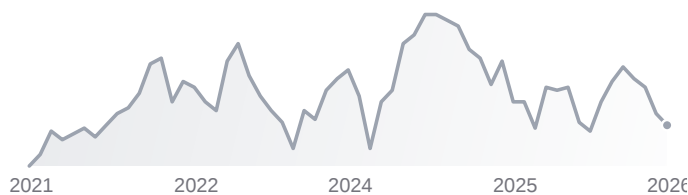
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

38 / 100

Sale prices

Median \$175K · Average \$224K

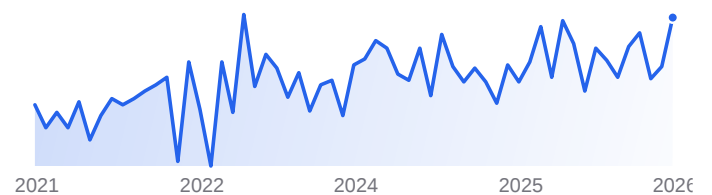
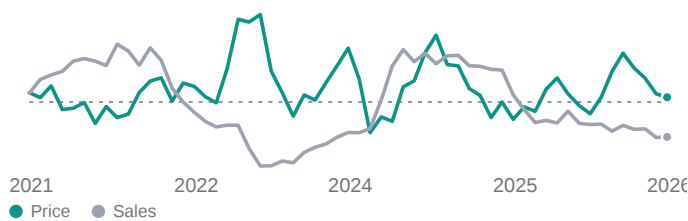


Growth (year over year)

Price +2.9% · Sales -22.1%

Price per square foot

\$154/ft²

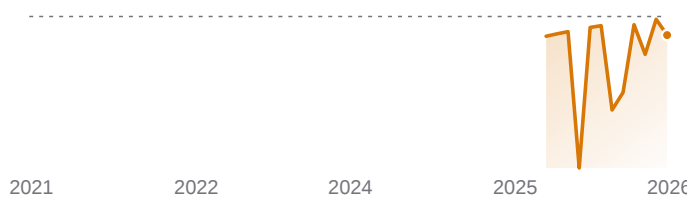


Sale premium vs estimated value

-0.3%

Annual turnover (share of homes sold)

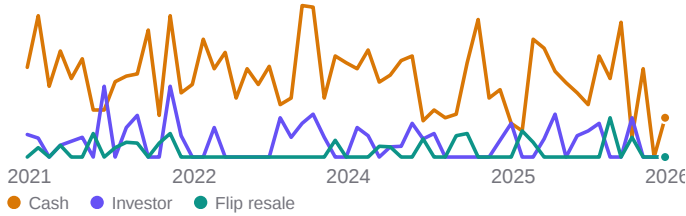
2.9%



BUYERS & OUTCOMES

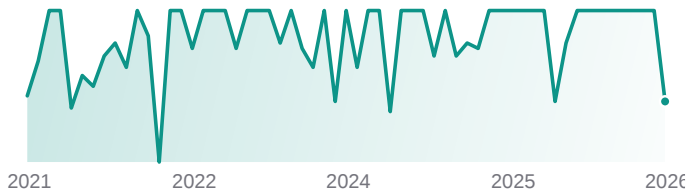
Buyer mix

Cash 17% · Investor 0% · Flip resale 0%



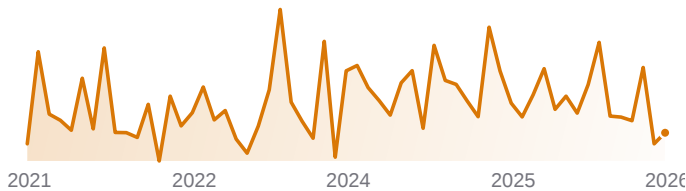
Sellers who sold at a gain

60%

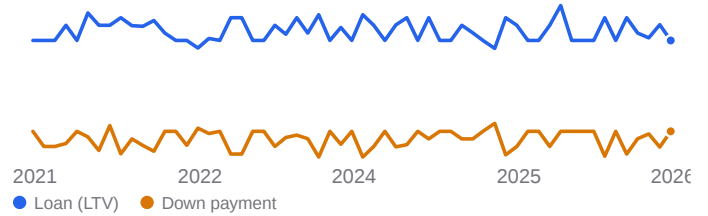


Median annualized return at resale

+2.6%

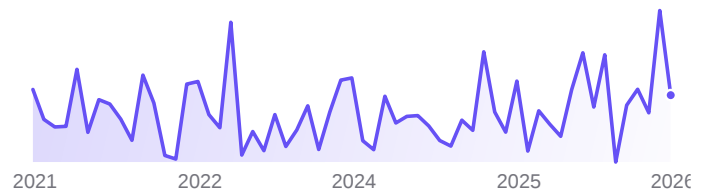


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



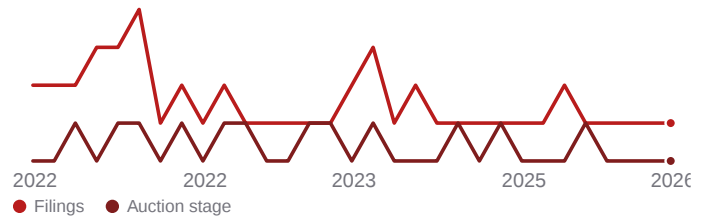
Typical hold before selling

9.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	4,133
Median value (AVM)	\$171K
Median size	1,384 ft²
Median year built	1950
Single family	100%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	56%
Underwater (LTV 125% or more)	2.8%
Owner occupied	80%
Company owned	5.6%
Median loan-to-value	45%
Typical ownership tenure	17.0 yrs

COMMUNITY

Population	11,383
Density	271 / mi²
Median household income	\$67K
Average household income	\$90K
Crime index (US avg 100)	101
Air pollution index (US avg 100)	89
Earthquake index (US avg 100)	41
Homes occupied	92%
Bachelor's or higher	13%
Poverty rate	7.3%
Unemployment	1.6%
Average temp	50°F
Annual precip	37 in
Sunshine	55%

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.