

Princeton 61356

ZIP code · IL · Illinois > Bureau County > Princeton

SELLER'S MARKET

\$166K

MEDIAN SALE PRICE

+3.1%

1-YR CHANGE

143

SALES (12 MO)

\$173K

MEDIAN VALUE (AVM)

Market temperature

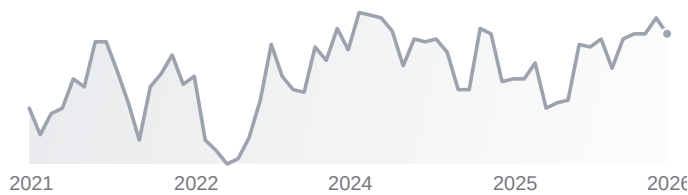
Seller's market · 62 / 100



MARKET TRENDS (5 YEARS)

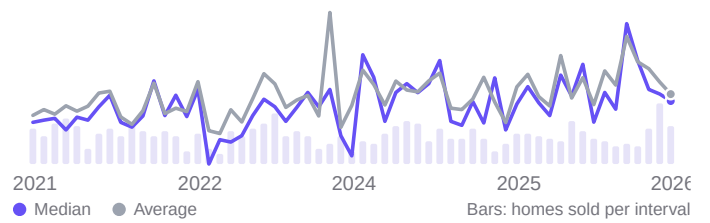
Market temperature (0–100)

62 / 100



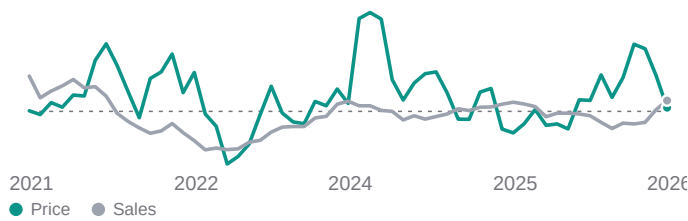
Sale prices

Median \$155K · Average \$167K



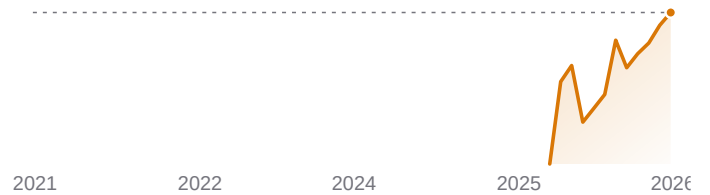
Growth (year over year)

Price +3.1% · Sales +9.2%



Sale premium vs estimated value

+0.0%



Annual turnover (share of homes sold)

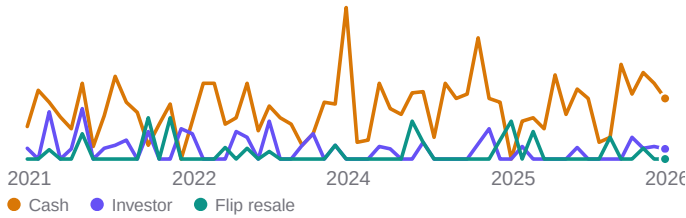
3.8%



BUYERS & OUTCOMES

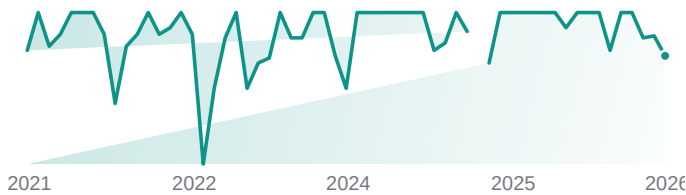
Buyer mix

Cash 40% · Investor 6.7% · Flip resale 0%



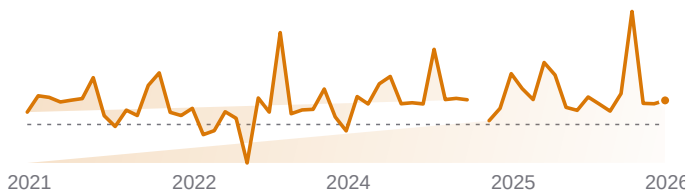
Sellers who sold at a gain

71%

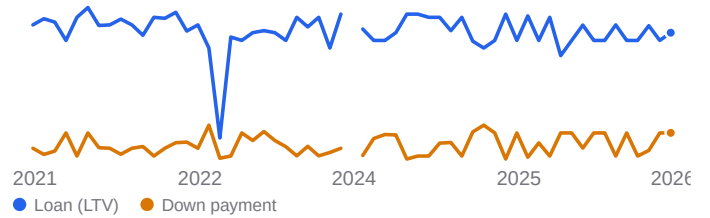


Median annualized return at resale

+5.1%

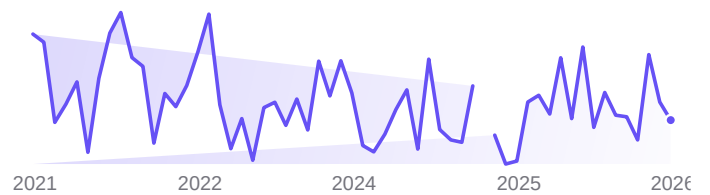


Financing (share of purchase price) Loan (LTV) 85% · Down payment 20%



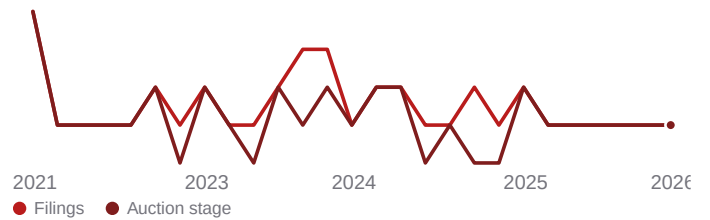
Typical hold before selling

4.3 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	3,792
Median value (AVM)	\$173K
Median year built	1953
Single family	86%
Condos	2.8%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	50%
Underwater (LTV 125% or more)	3.2%
Owner occupied	88%
Company owned	7.2%
Median loan-to-value	51%
Typical ownership tenure	8.0 yrs

COMMUNITY

Population	11,785
Density	63 / mi²
Median household income	\$66K
Average household income	\$85K
Crime index (US avg 100)	127
Air pollution index (US avg 100)	87
Earthquake index (US avg 100)	43
Homes occupied	91%
Bachelor's or higher	19%
Poverty rate	14.2%
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.