

Tonica 61370

ZIP code · IL · Illinois › LaSalle County › Tonica

STRONG SELLER'S MARKET

\$103K

MEDIAN SALE PRICE

21

SALES (12 MO)

\$178K

MEDIAN VALUE (AVM)

Market temperature

Strong seller's market · 86 / 100

Buyer's market

Balanced

Seller's market

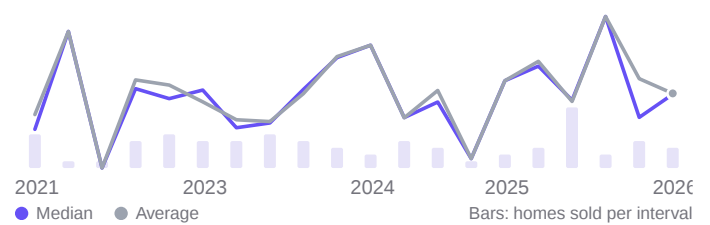
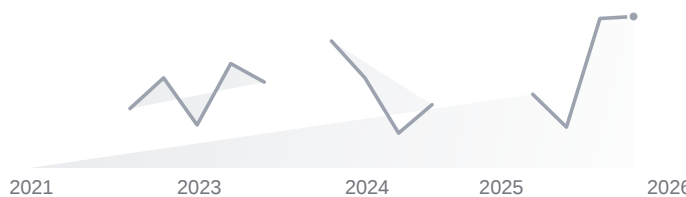
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

86 / 100

Sale prices

Median \$155K · Average \$157K

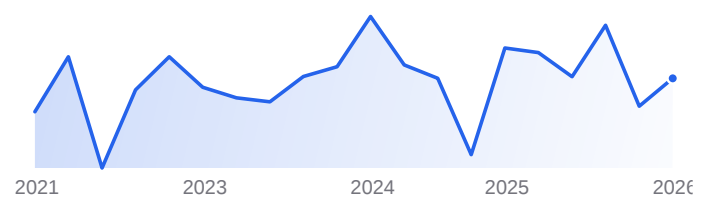
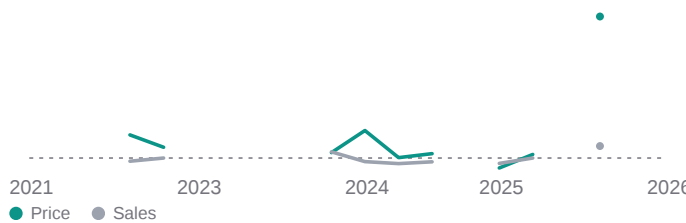


Growth (year over year)

Price +704.1% · Sales +60.0%

Price per square foot

\$96/ft²

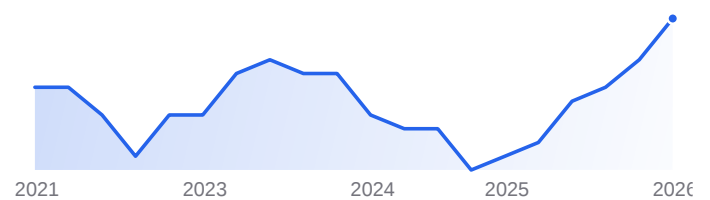


Sale premium vs estimated value

+28.0%

Annual turnover (share of homes sold)

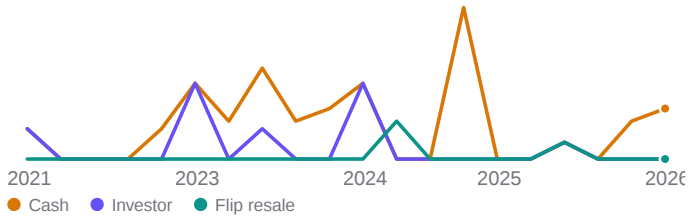
4.2%



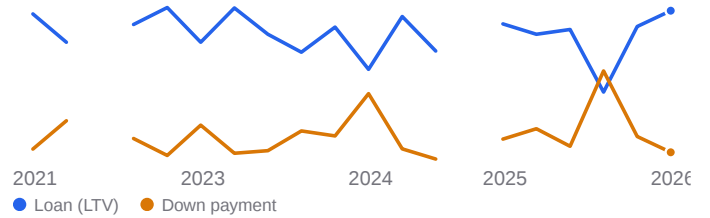
BUYERS & OUTCOMES

Buyer mix

Cash 33% · Investor 0% · Flip resale 0%

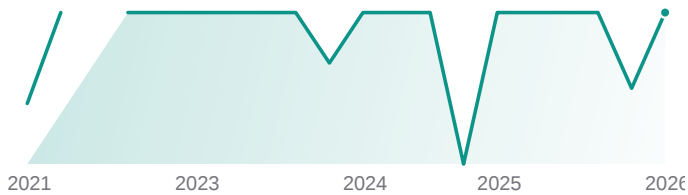


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



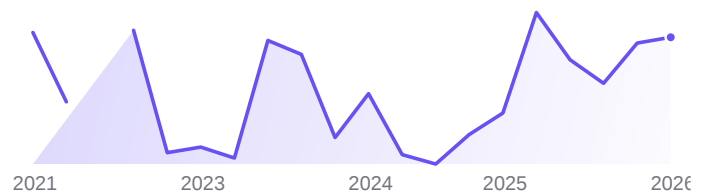
Sellers who sold at a gain

100%



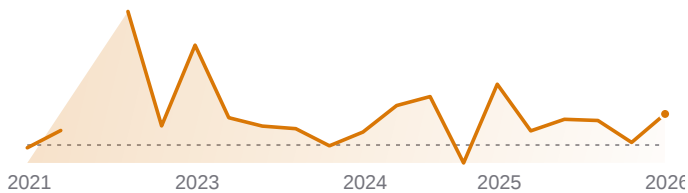
Typical hold before selling

12.2 yrs



Median annualized return at resale

+9.0%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	505
Median value (AVM)	\$178K
Median size	1,482 ft²
Median year built	1959
Single family	100%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	63%
Underwater (LTV 125% or more)	2.0%
Owner occupied	77%
Company owned	3.4%
Median loan-to-value	35%
Typical ownership tenure	19.7 yrs

COMMUNITY

Population	1,203
Density	21 / mi²
Median household income	\$78K
Average household income	\$97K
Crime index (US avg 100)	133
Air pollution index (US avg 100)	85
Earthquake index (US avg 100)	42
Homes occupied	90%
Bachelor's or higher	10%
Poverty rate	10.4%
Unemployment	2.0%
Average temp	50°F
Annual precip	37 in
Sunshine	55%

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.