

Chillicothe 61523

ZIP code · IL · Illinois > Peoria County > Chillicothe

BALANCED MARKET

\$173K

MEDIAN SALE PRICE

-5.7%

1-YR CHANGE

190

SALES (12 MO)

\$161K

MEDIAN VALUE (AVM)

Market temperature

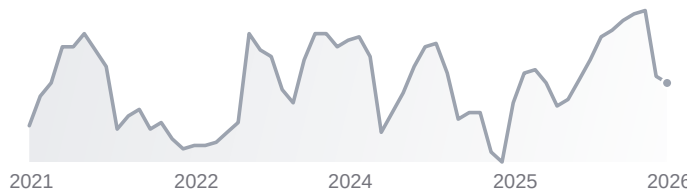
Balanced market · 51 / 100



MARKET TRENDS (5 YEARS)

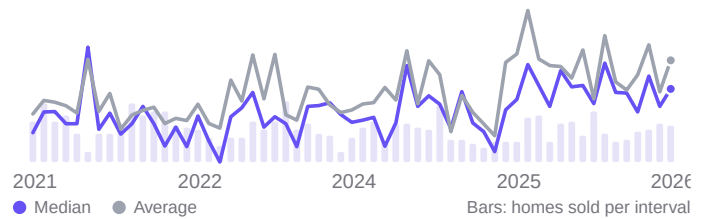
Market temperature (0–100)

51 / 100



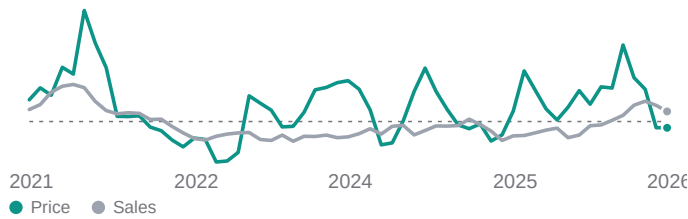
Sale prices

Median \$175K · Average \$216K



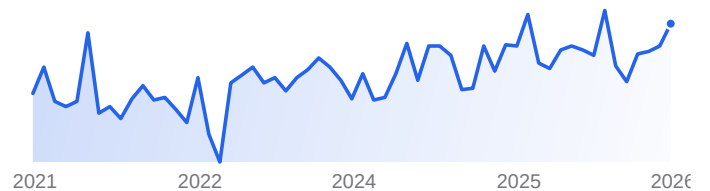
Growth (year over year)

Price -5.7% · Sales +9.2%



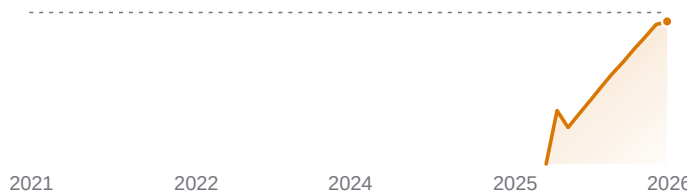
Price per square foot

\$150/ft²



Sale premium vs estimated value

-0.3%



Annual turnover (share of homes sold)

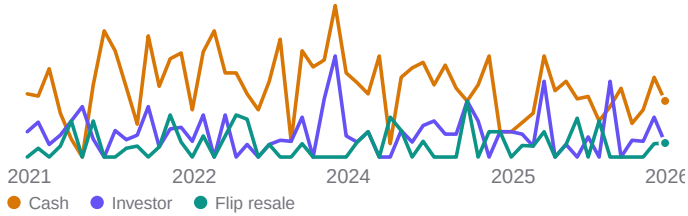
4.0%



BUYERS & OUTCOMES

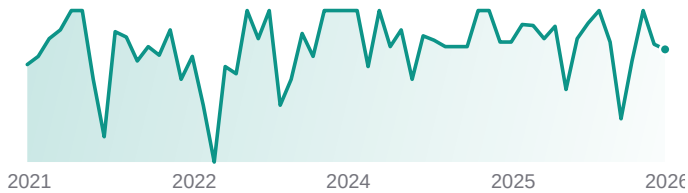
Buyer mix

Cash 22% · Investor 5.6% · Flip resale 5.6%



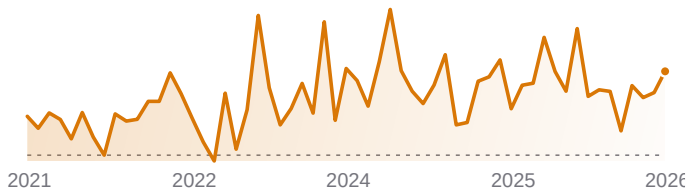
Sellers who sold at a gain

85%

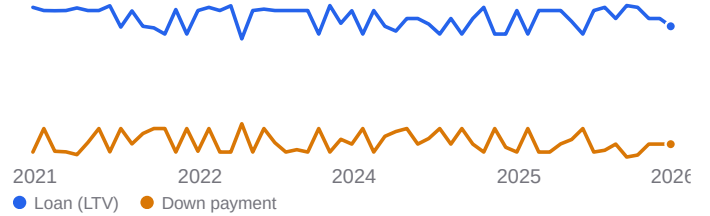


Median annualized return at resale

+5.2%

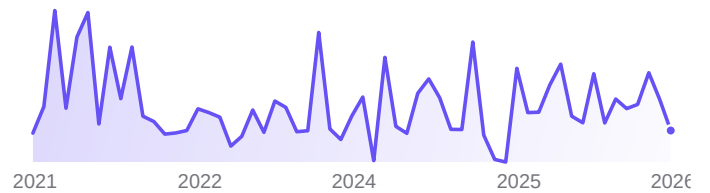


Financing (share of purchase price) Loan (LTV) 85% · Down payment 10%



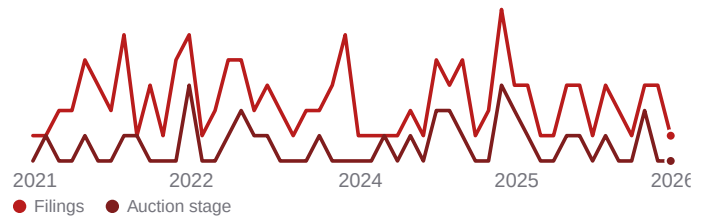
Typical hold before selling

5.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	4,762
Median value (AVM)	\$161K
Median size	1,411 ft²
Median bedrooms	3
Median year built	1960
Single family	95%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	41%
Underwater (LTV 125% or more)	2.9%
Owner occupied	82%
Company owned	7.4%
Median loan-to-value	59%
Typical ownership tenure	10.3 yrs

COMMUNITY

Population	11,489
Density	177 / mi²
Median household income	\$83K
Average household income	\$98K
Crime index (US avg 100)	77
Air pollution index (US avg 100)	89
Earthquake index (US avg 100)	30
Homes occupied	93%
Bachelor's or higher	23%
Poverty rate	8.5%
Unemployment	1.6%
Average temp	51°F
Annual precip	37 in
Sunshine	56%

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.