

Edwards 61528

ZIP code · IL · Illinois · Peoria County

BALANCED MARKET

\$422K

MEDIAN SALE PRICE

+9.7%

1-YR CHANGE

57

SALES (12 MO)

\$361K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 50 / 100



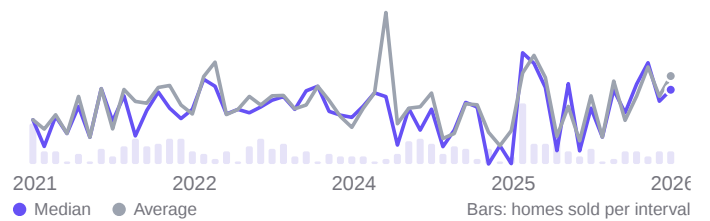
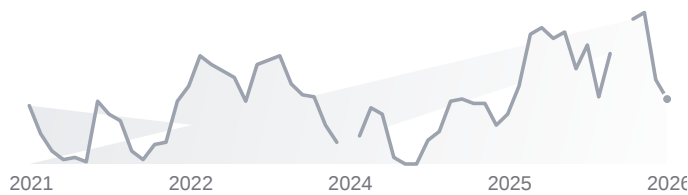
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

50 / 100

Sale prices

Median \$400K · Average \$460K

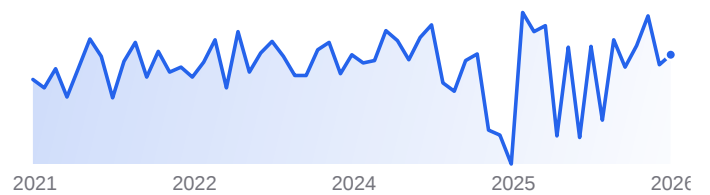
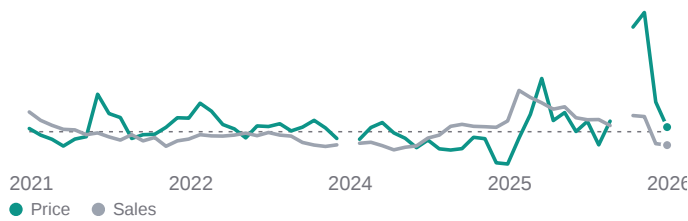


Growth (year over year)

Price +9.7% · Sales -27.8%

Price per square foot

\$173/ft²

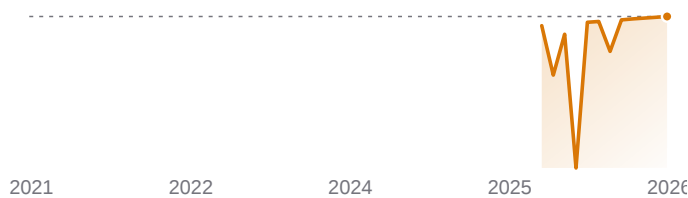


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

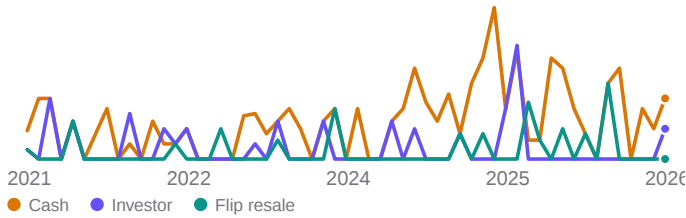
3.9%



BUYERS & OUTCOMES

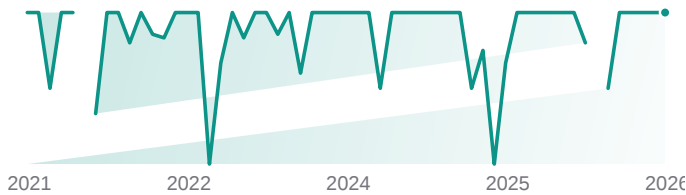
Buyer mix

Cash 40% · Investor 20% · Flip resale 0%



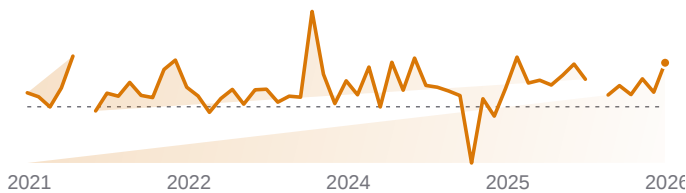
Sellers who sold at a gain

100%

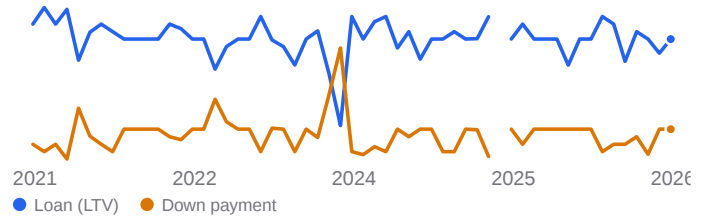


Median annualized return at resale

+7.4%

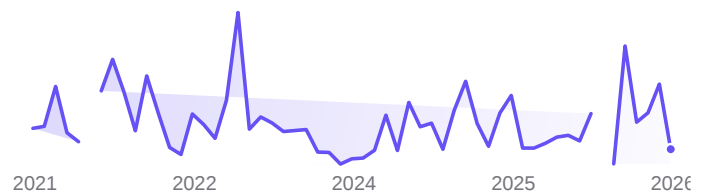


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



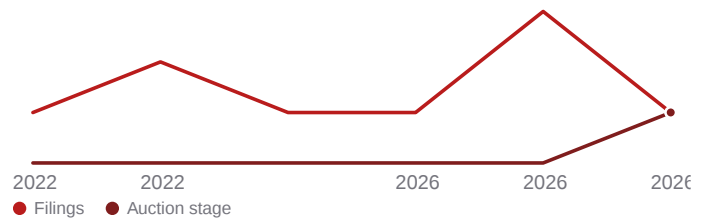
Typical hold before selling

2.9 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,453
Median value (AVM)	\$361K
Median size	2,088 ft²
Median bedrooms	3
Median year built	2001
Single family	94%
Condos	1.9%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	40%
Underwater (LTV 125% or more)	4.1%
Owner occupied	81%
Company owned	17%
Median loan-to-value	57%

Typical ownership tenure

9.1 yrs

COMMUNITY

Population	4,300
Density	233 / mi ²
Median household income	\$160K
Average household income	\$182K
Crime index (US avg 100)	55
Air pollution index (US avg 100)	88
Earthquake index (US avg 100)	35
Homes occupied	93%
Bachelor's or higher	33%
Poverty rate	5.4%
Unemployment	1.8%
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.