

# Groveland 61535

ZIP code · IL · Illinois · Tazewell County

BUYER'S MARKET

**\$232K**

MEDIAN SALE PRICE

**-20.3%**

1-YR CHANGE

**23**

SALES (12 MO)

**\$284K**

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 21 / 100



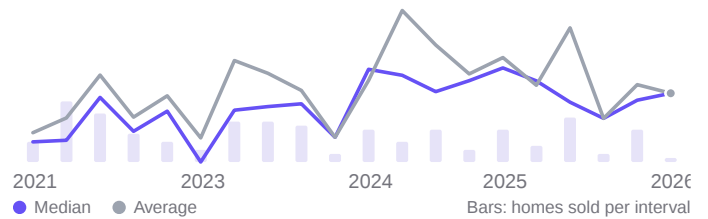
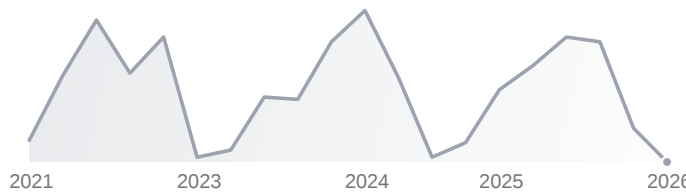
## MARKET TRENDS (5 YEARS)

Market temperature (0-100)

21 / 100

Sale prices

Median \$225K · Average \$225K

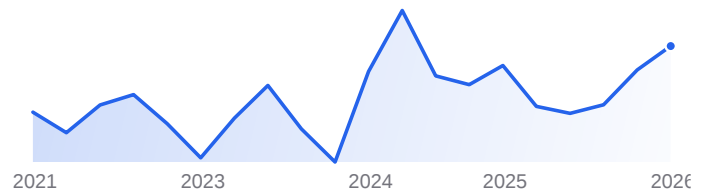
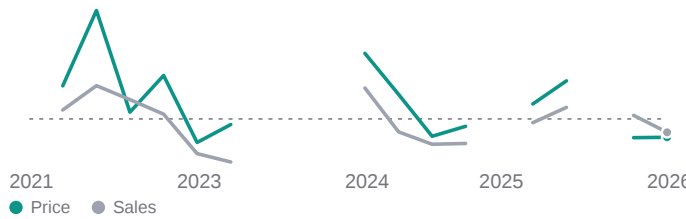


Growth (year over year)

Price -20.3% · Sales -14.8%

Price per square foot

\$156/ft²

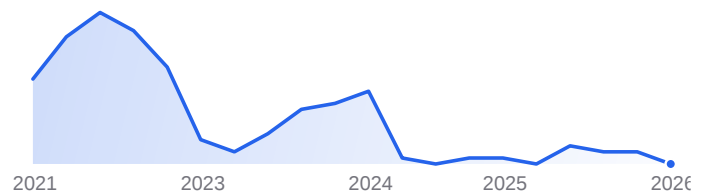


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

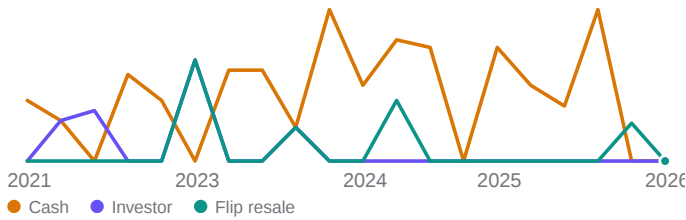
3.2%



## BUYERS & OUTCOMES

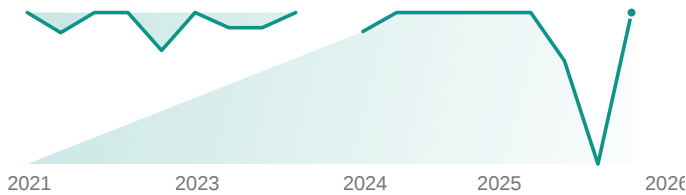
### Buyer mix

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



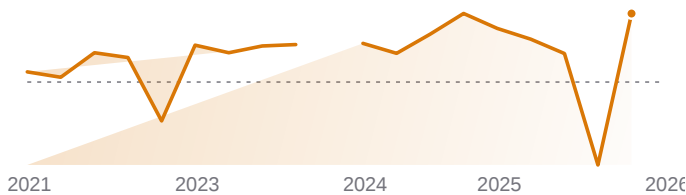
### Sellers who sold at a gain

100%

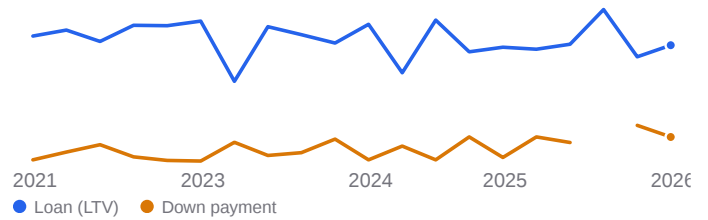


### Median annualized return at resale

+8.1%

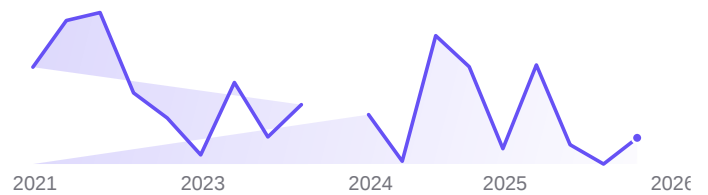


### Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



### Typical hold before selling

4.5 yrs



### Preforeclosure filings

Filings 1 · Auction stage 1



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 708       |
| Median value (AVM) | \$284K    |
| Median size        | 1,860 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1976      |
| Single family      | 98%       |

## EQUITY & OWNERSHIP

|                               |          |
|-------------------------------|----------|
| Equity rich (LTV 50% or less) | 41%      |
| Underwater (LTV 125% or more) | 1.6%     |
| Owner occupied                | 93%      |
| Company owned                 | 9.7%     |
| Median loan-to-value          | 58%      |
| Typical ownership tenure      | 13.2 yrs |

## COMMUNITY

|                                  |                  |
|----------------------------------|------------------|
| Population                       | <b>1,621</b>     |
| Density                          | <b>185 / mi²</b> |
| Median household income          | <b>\$112K</b>    |
| Average household income         | <b>\$124K</b>    |
| Crime index (US avg 100)         | <b>48</b>        |
| Air pollution index (US avg 100) | <b>84</b>        |
| Earthquake index (US avg 100)    | <b>38</b>        |
| Homes occupied                   | <b>94%</b>       |
| Bachelor's or higher             | <b>17%</b>       |
| Poverty rate                     | <b>10.2%</b>     |
| Unemployment                     | <b>1.2%</b>      |
| Average temp                     | <b>51°F</b>      |
| Annual precip                    | <b>37 in</b>     |
| Sunshine                         | <b>56%</b>       |

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.