

South Pekin 61564

ZIP code · IL · Illinois · Tazewell County · South Pekin

BUYER'S MARKET

\$49K

MEDIAN SALE PRICE

16

SALES (12 MO)

\$100K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 33 / 100



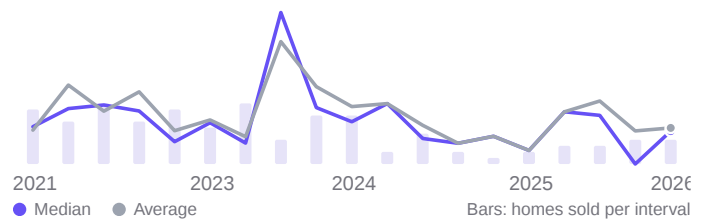
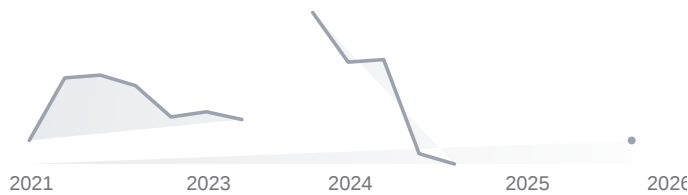
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

33 / 100

Sale prices

Median \$70K · Average \$73K

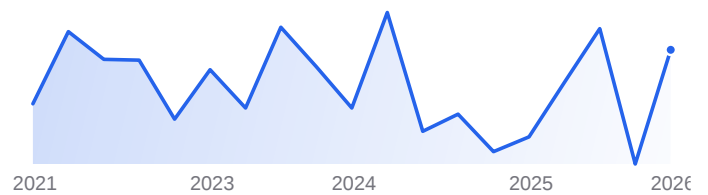
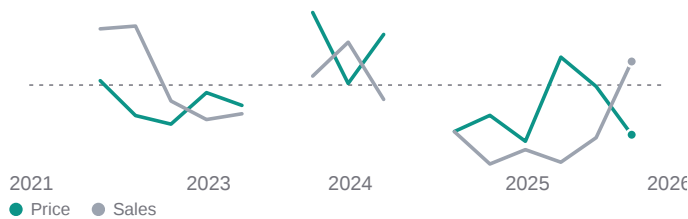


Growth (year over year)

Price -41.9% · Sales +20.0%

Price per square foot

\$86/ft²



Sale premium vs estimated value

-17.0%

Annual turnover (share of homes sold)

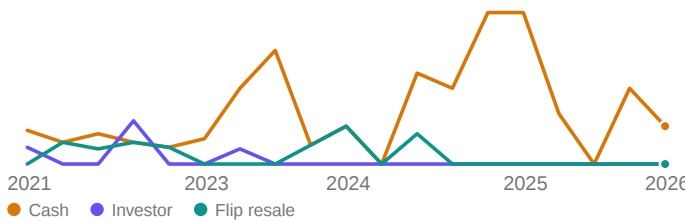
3.7%



BUYERS & OUTCOMES

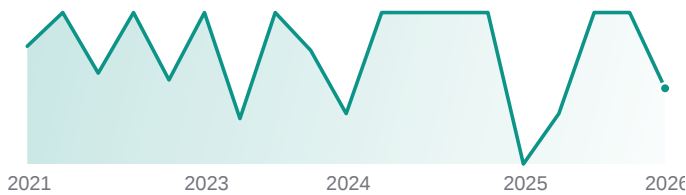
Buyer mix

Cash 25% · Investor 0% · Flip resale 0%



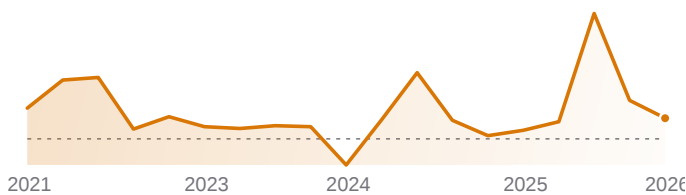
Sellers who sold at a gain

75%

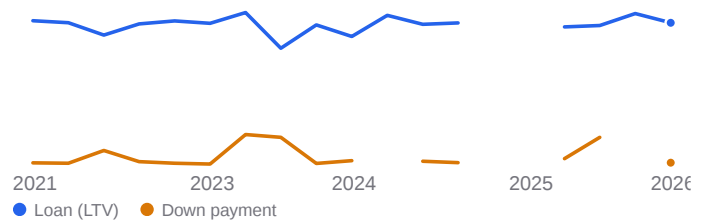


Median annualized return at resale

+4.0%

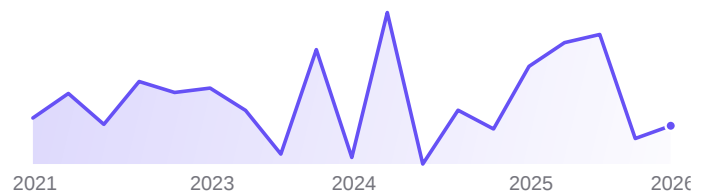


Financing (share of purchase price) Loan (LTV) 97% · Down payment 2.9%



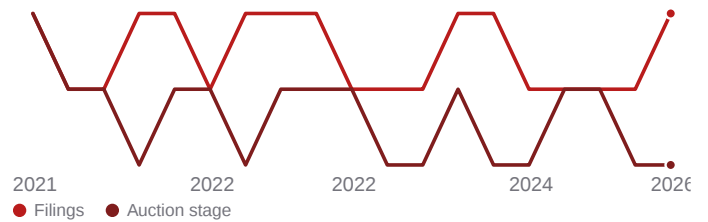
Typical hold before selling

6.8 yrs



Preforeclosure filings

Filings 2 · Auction stage 0



HOUSING STOCK

Homes	437
Median value (AVM)	\$100K
Median size	1,056 ft²
Median bedrooms	3
Median year built	1959
Single family	94%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	43%
Underwater (LTV 125% or more)	2.5%
Owner occupied	75%
Company owned	4.6%
Median loan-to-value	59%
Typical ownership tenure	12.7 yrs

COMMUNITY

Population	285
Density	642 / mi²
Median household income	\$63K
Average household income	\$72K
Crime index (US avg 100)	86
Air pollution index (US avg 100)	85
Earthquake index (US avg 100)	32
Homes occupied	90%
Bachelor's or higher	5%
Poverty rate	7.8%
Unemployment	1.0%
Average temp	52°F
Annual precip	37 in
Sunshine	56%

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.