

Peoria 61602

ZIP code · IL · Illinois · Peoria County · Peoria

BUYER'S MARKET

\$109K

MEDIAN SALE PRICE

-15.4%

1-YR CHANGE

32

SALES (12 MO)

\$159K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 32 / 100



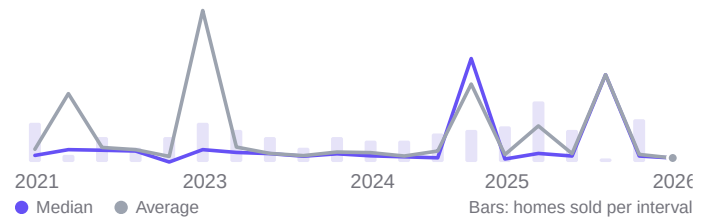
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

32 / 100

Sale prices

Median \$99K · Average \$99K

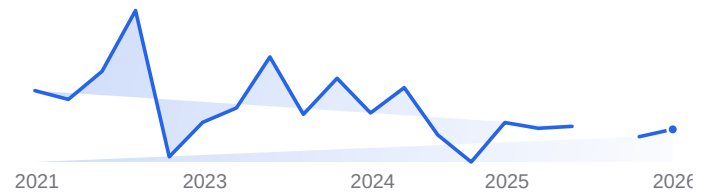


Growth (year over year)

Price -15.4% · Sales -15.8%

Price per square foot

\$87/ft²

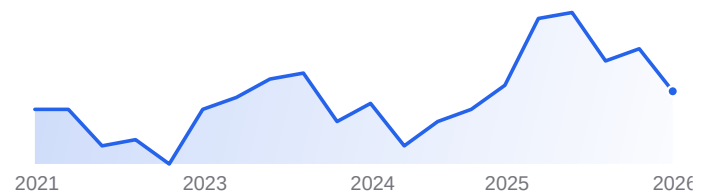


Sale premium vs estimated value

+21.5%

Annual turnover (share of homes sold)

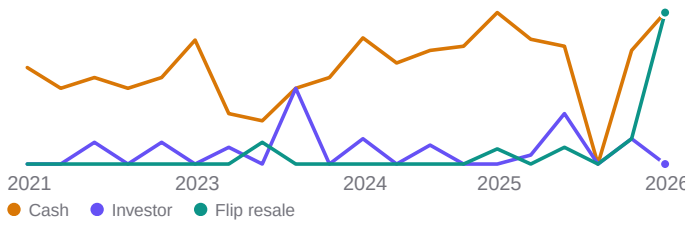
8.8%



BUYERS & OUTCOMES

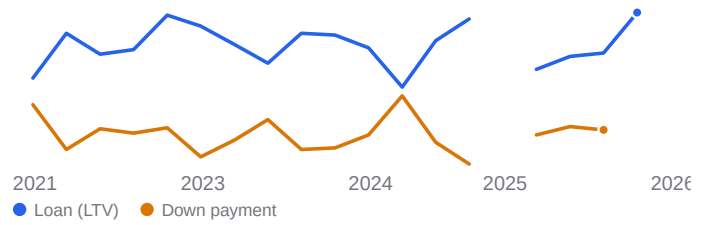
Buyer mix

Cash 100% · Investor 0% · Flip resale 100%



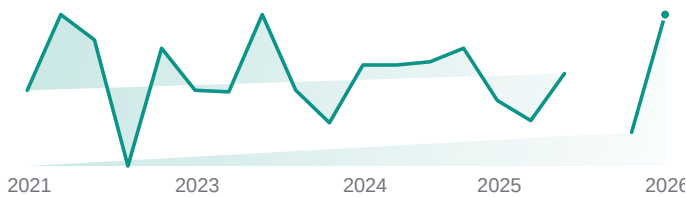
Financing (share of purchase price)

Loan (LTV) 104% · Down payment 24%



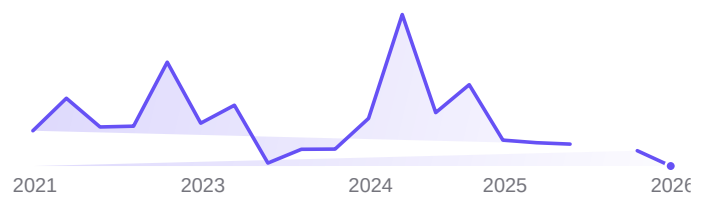
Sellers who sold at a gain

100%



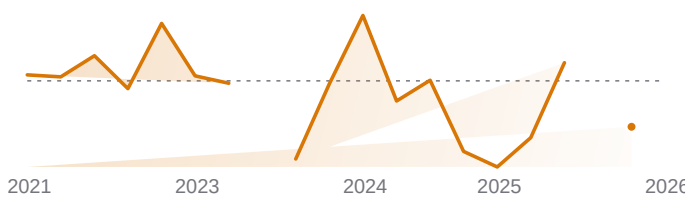
Typical hold before selling

0.6 yrs



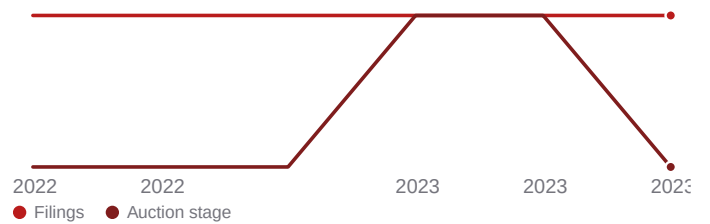
Median annualized return at resale

-3.3%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	363
Median value (AVM)	\$159K
Median size	1,171 ft²
Median bedrooms	2
Median year built	1984
Single family	29%
Condos	70%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	75%
Underwater (LTV 125% or more)	4.8%
Owner occupied	54%
Company owned	37%
Median loan-to-value	0%

Typical ownership tenure

5.4 yrs

COMMUNITY

Population	1,930
Density	1,480 / mi²
Median household income	\$17K
Average household income	\$34K
Crime index (US avg 100)	191
Air pollution index (US avg 100)	87
Earthquake index (US avg 100)	33
Homes occupied	83%
Bachelor's or higher	14%
Poverty rate	45.5%
Unemployment	1.1%
Average temp	51°F
Annual precip	36 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.