

Peoria 61603

ZIP code · IL · Illinois · Peoria County · Peoria

BALANCED MARKET

\$56K

MEDIAN SALE PRICE

-3.2%

1-YR CHANGE

320

SALES (12 MO)

\$54K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 48 / 100



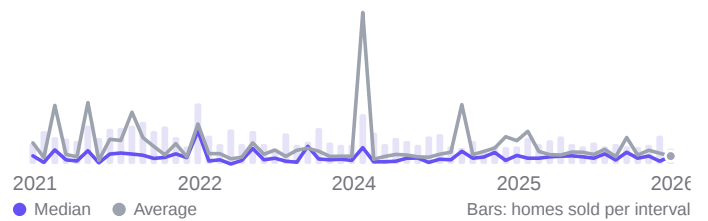
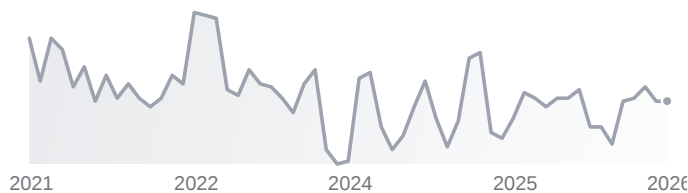
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

48 / 100

Sale prices

Median \$62K · Average \$62K

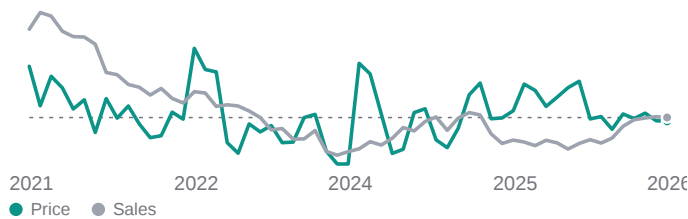


Growth (year over year)

Price -3.2% · Sales +0.0%

Price per square foot

\$55/ft²

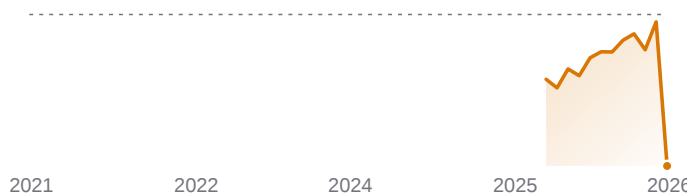


Sale premium vs estimated value

-5.8%

Annual turnover (share of homes sold)

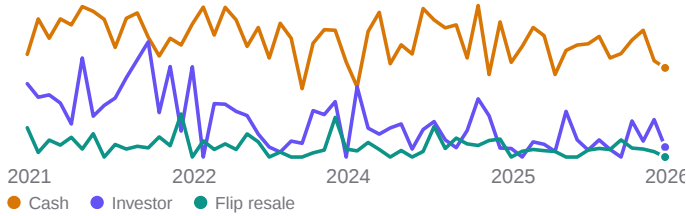
4.8%



BUYERS & OUTCOMES

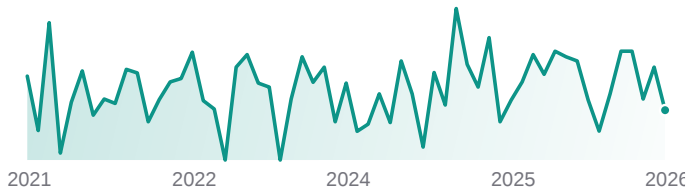
Buyer mix

Cash 45% · Investor 5.0% · Flip resale 0%



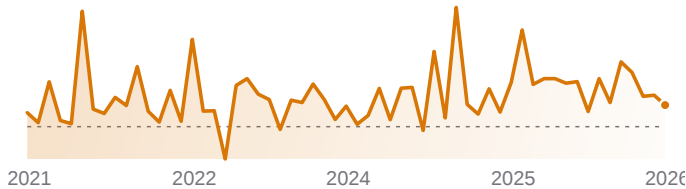
Sellers who sold at a gain

62%

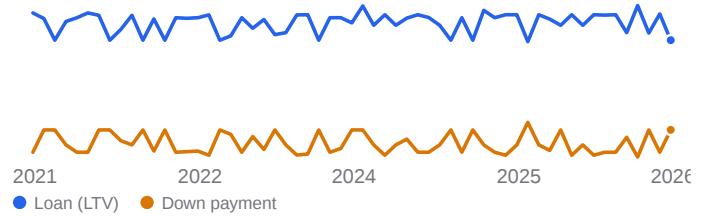


Median annualized return at resale

+2.1%

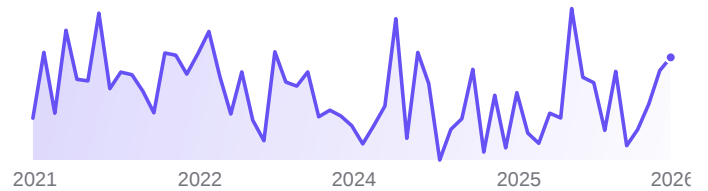


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



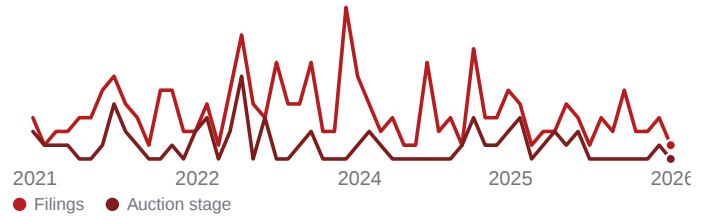
Typical hold before selling

12.7 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	6,636
Median value (AVM)	\$54K
Median size	1,176 ft²
Median bedrooms	3
Median year built	1925
Single family	98%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	56%
Underwater (LTV 125% or more)	5.1%
Owner occupied	55%
Company owned	23%
Median loan-to-value	27%
Typical ownership tenure	7.9 yrs

COMMUNITY

Population	15,591
Density	2,730 / mi²
Median household income	\$47K
Average household income	\$58K
Crime index (US avg 100)	137
Air pollution index (US avg 100)	88
Earthquake index (US avg 100)	32
Homes occupied	83%
Bachelor's or higher	14%
Poverty rate	25.0%
Unemployment	1.3%
Average temp	51°F
Annual precip	36 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.