

Peoria 61604

ZIP code · IL · Illinois · Peoria County · Peoria

BALANCED MARKET

\$124K

MEDIAN SALE PRICE

-5.1%

1-YR CHANGE

595

SALES (12 MO)

\$104K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 43 / 100



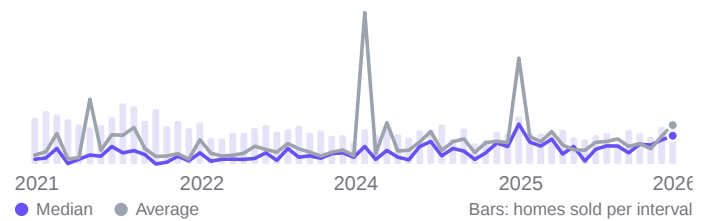
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

43 / 100

Sale prices

Median \$135K · Average \$160K

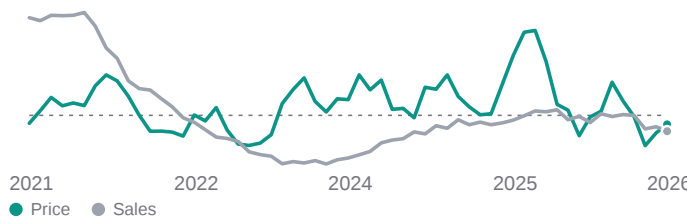


Growth (year over year)

Price -5.1% · Sales -9.0%

Price per square foot

\$110/ft²

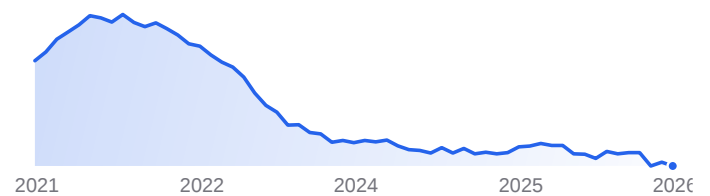
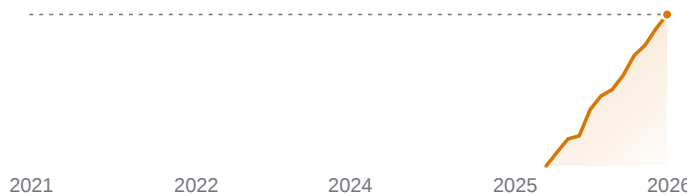


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

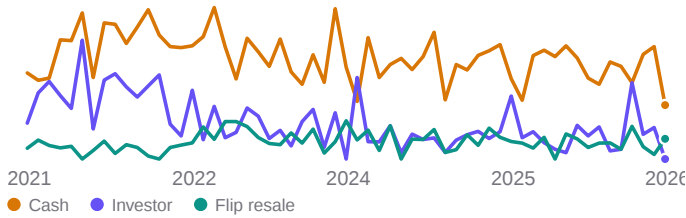
5.0%



BUYERS & OUTCOMES

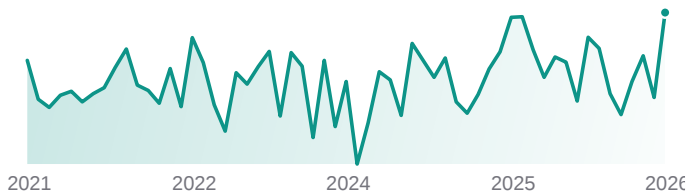
Buyer mix

Cash 19% · Investor 0% · Flip resale 7.1%



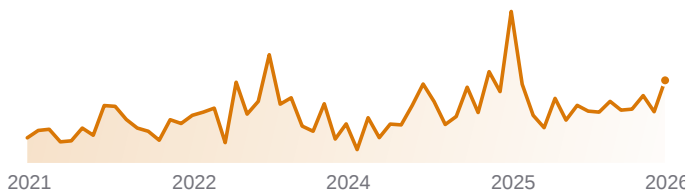
Sellers who sold at a gain

94%

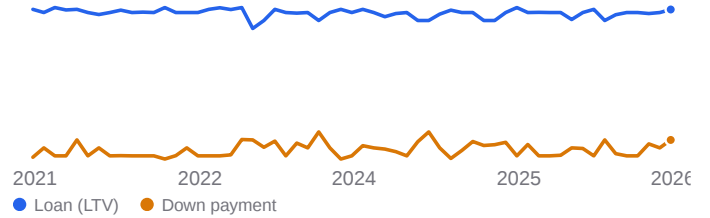


Median annualized return at resale

+6.0%

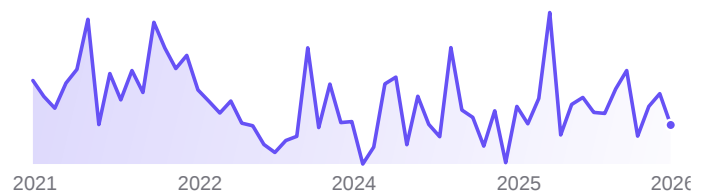


Financing (share of purchase price) Loan (LTV) 97% · Down payment 15%



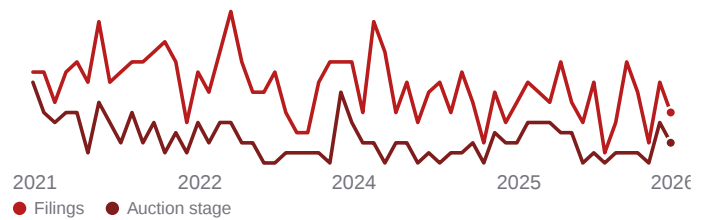
Typical hold before selling

5.7 yrs



Preforeclosure filings

Filings 5 · Auction stage 2



HOUSING STOCK

Homes	11,915
Median value (AVM)	\$104K
Median size	1,192 ft²
Median bedrooms	3
Median year built	1944
Single family	95%
Condos	2.2%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	41%
Underwater (LTV 125% or more)	3.9%
Owner occupied	72%
Company owned	14%
Median loan-to-value	60%

Typical ownership tenure

7.9 yrs

COMMUNITY

Population	27,892
Density	1,744 / mi²
Median household income	\$54K
Average household income	\$67K
Crime index (US avg 100)	113
Air pollution index (US avg 100)	82
Earthquake index (US avg 100)	36
Homes occupied	89%
Bachelor's or higher	16%
Poverty rate	17.1%
Unemployment	1.4%
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.