

Peoria 61606

ZIP code · IL · Illinois · Peoria County · Peoria

SELLER'S MARKET

\$164K

MEDIAN SALE PRICE

+43.8%

1-YR CHANGE

108

SALES (12 MO)

\$118K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 75 / 100

Buyer's market

Balanced

Seller's market

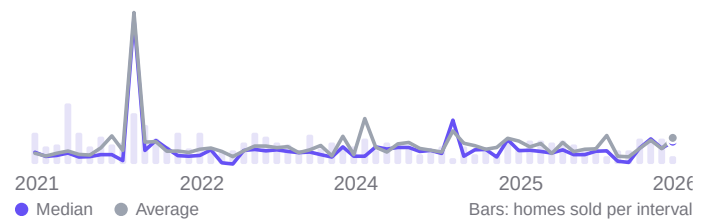
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

75 / 100

Sale prices

Median \$173K · Average \$197K

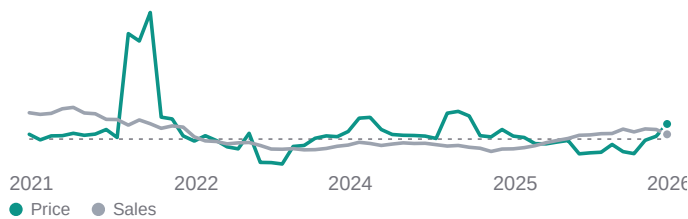


Growth (year over year)

Price +43.8% · Sales +13.7%

Price per square foot

\$85/ft²

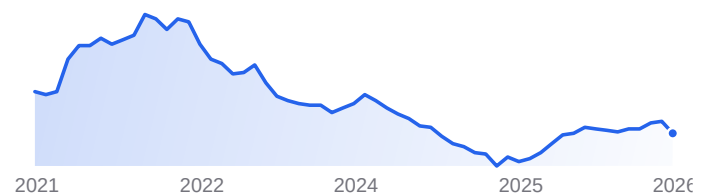
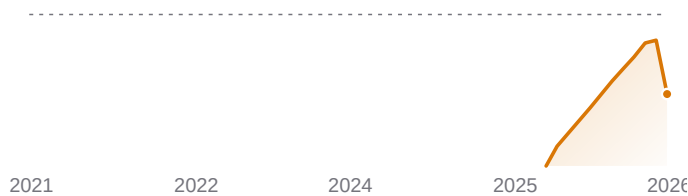


Sale premium vs estimated value

-4.1%

Annual turnover (share of homes sold)

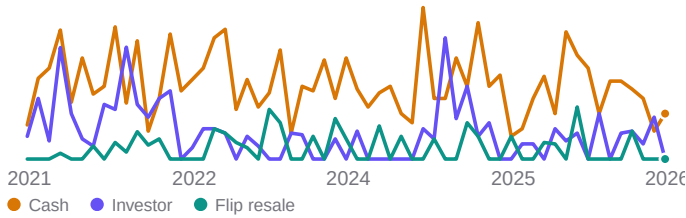
5.5%



BUYERS & OUTCOMES

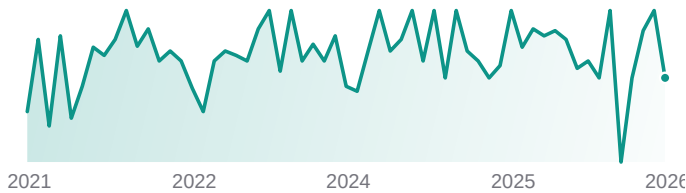
Buyer mix

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



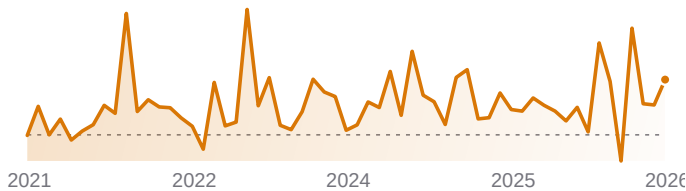
Sellers who sold at a gain

67%

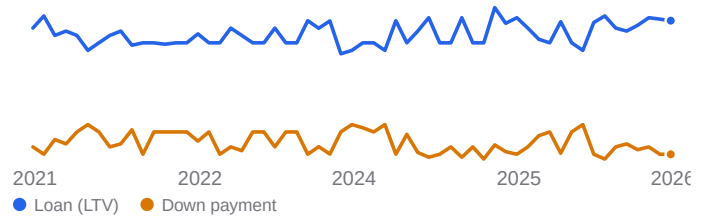


Median annualized return at resale

+8.5%

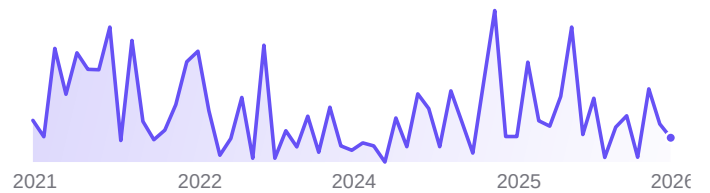


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



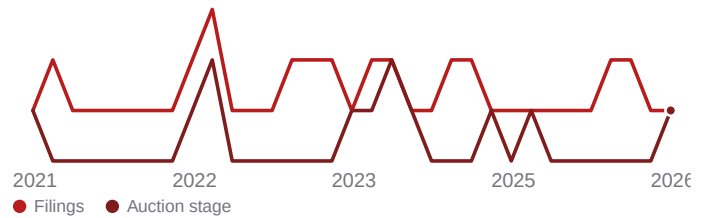
Typical hold before selling

4.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,954
Median value (AVM)	\$118K
Median size	1,776 ft²
Median bedrooms	3
Median year built	1918
Single family	93%
Condos	0.8%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	49%
Underwater (LTV 125% or more)	5.3%
Owner occupied	56%
Company owned	24%
Median loan-to-value	51%

Typical ownership tenure

7.8 yrs

COMMUNITY

Population	7,369
Density	5,388 / mi²
Median household income	\$50K
Average household income	\$78K
Crime index (US avg 100)	118
Air pollution index (US avg 100)	81
Earthquake index (US avg 100)	31
Homes occupied	82%
Bachelor's or higher	23%
Poverty rate	21.0%
Unemployment	1.5%
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.