

East Peoria 61611

ZIP code · IL · Illinois · Tazewell County · East Peoria

SELLER'S MARKET

\$179K

MEDIAN SALE PRICE

+2.2%

1-YR CHANGE

354

SALES (12 MO)

\$183K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 60 / 100



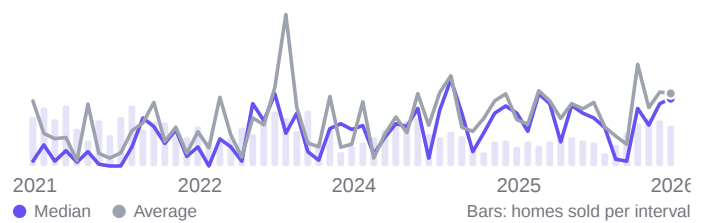
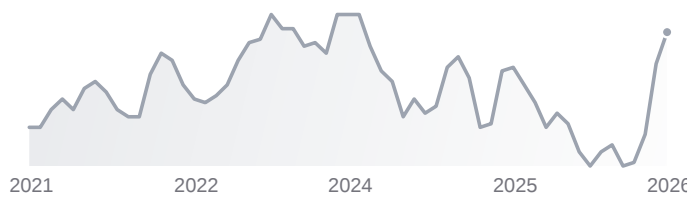
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

60 / 100

Sale prices

Median \$190K · Average \$195K

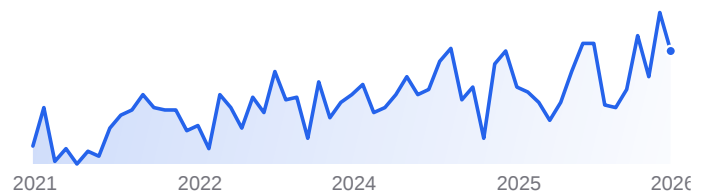
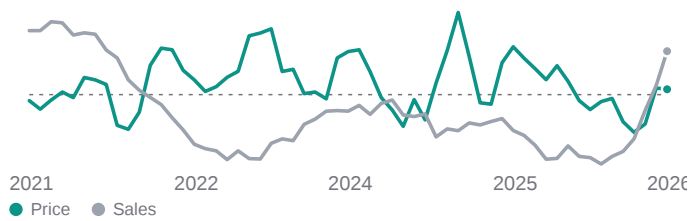


Growth (year over year)

Price +2.2% · Sales +18.0%

Price per square foot

\$130/ft²

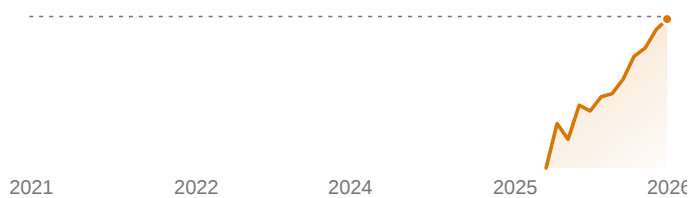


Sale premium vs estimated value

-0.1%

Annual turnover (share of homes sold)

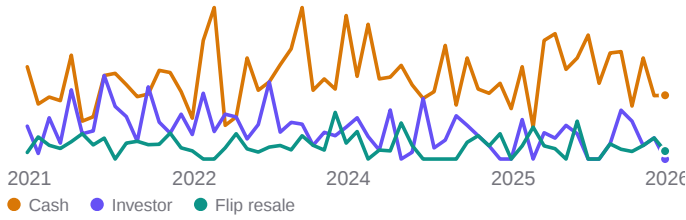
3.5%



BUYERS & OUTCOMES

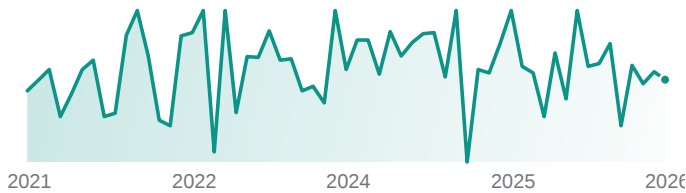
Buyer mix

Cash 21% · Investor 0% · Flip resale 2.6%



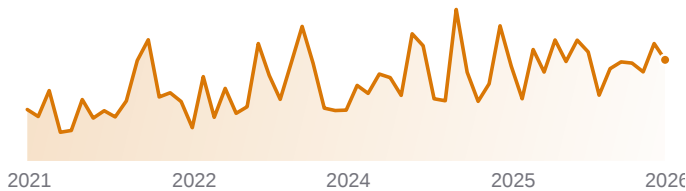
Sellers who sold at a gain

87%

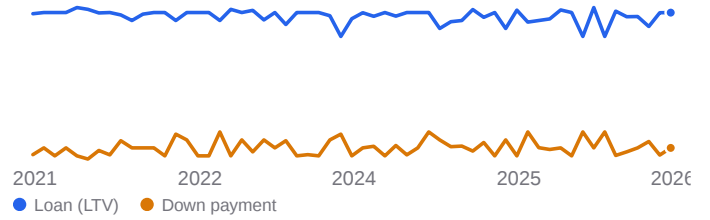


Median annualized return at resale

+5.3%

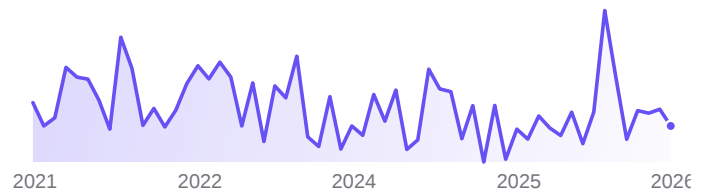


Financing (share of purchase price) Loan (LTV) 95% · Down payment 10%



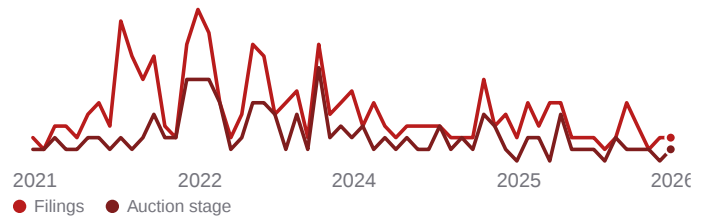
Typical hold before selling

5.9 yrs



Preforeclosure filings

Filings 2 · Auction stage 1



HOUSING STOCK

Homes	10,106
Median value (AVM)	\$183K
Median size	1,425 ft²
Median bedrooms	3
Median year built	1963
Single family	98%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	44%
Underwater (LTV 125% or more)	2.4%
Owner occupied	83%
Company owned	9.0%
Median loan-to-value	56%
Typical ownership tenure	13.2 yrs

COMMUNITY

Population	24,748
Density	500 / mi²
Median household income	\$78K
Average household income	\$94K
Crime index (US avg 100)	115
Air pollution index (US avg 100)	82
Earthquake index (US avg 100)	33
Homes occupied	90%
Bachelor's or higher	17%
Poverty rate	8.6%
Unemployment	1.4%
Average temp	51°F
Annual precip	37 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.