

Bloomington 61701

ZIP code · IL · Illinois · McLean County · Bloomington

BALANCED MARKET

\$185K

MEDIAN SALE PRICE

-1.3%

1-YR CHANGE

568

SALES (12 MO)

\$163K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 53 / 100



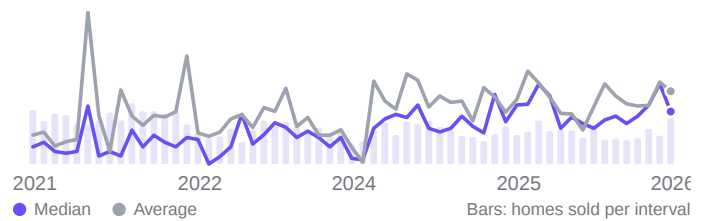
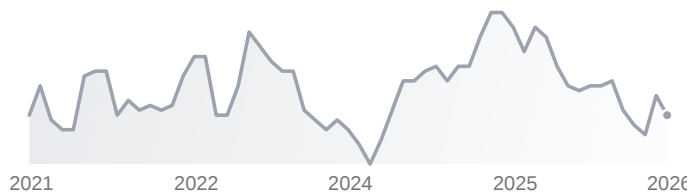
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

53 / 100

Sale prices

Median \$173K · Average \$195K

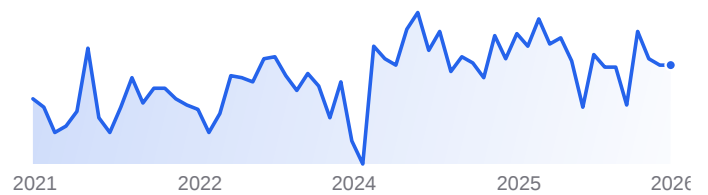
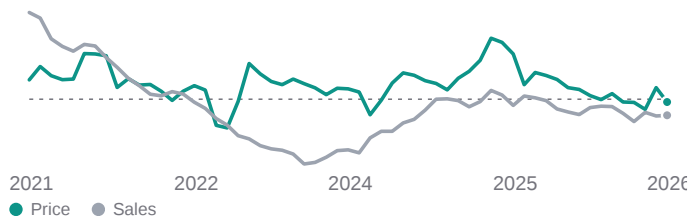


Growth (year over year)

Price -1.3% · Sales -7.5%

Price per square foot

\$122/ft²

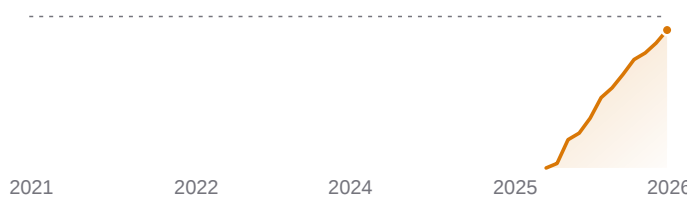


Sale premium vs estimated value

-0.5%

Annual turnover (share of homes sold)

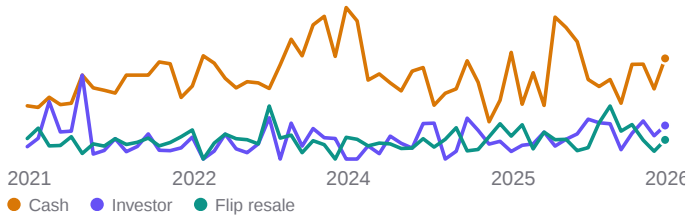
5.2%



BUYERS & OUTCOMES

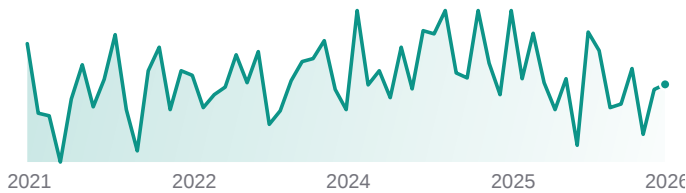
Buyer mix

Cash 30% · Investor 10% · Flip resale 5.7%



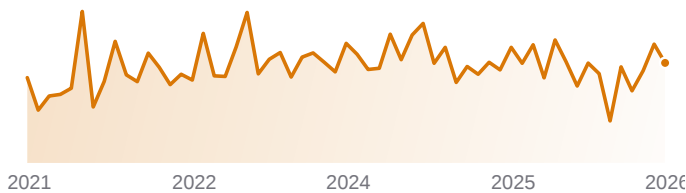
Sellers who sold at a gain

91%

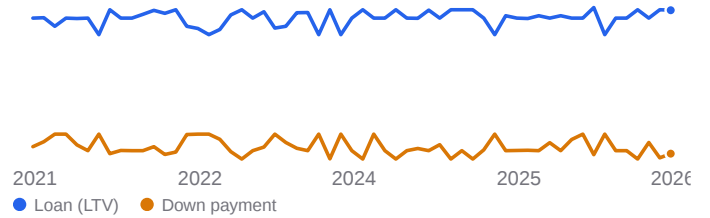


Median annualized return at resale

+6.1%

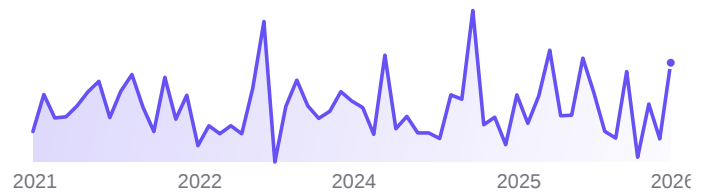


Financing (share of purchase price) Loan (LTV) 95% · Down payment 8.3%



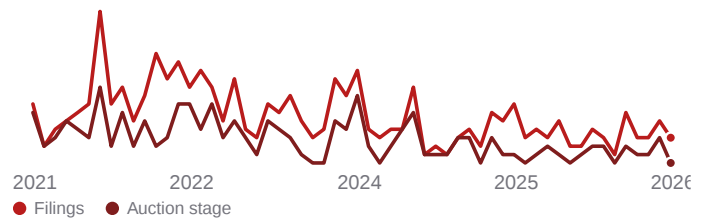
Typical hold before selling

7.3 yrs



Preforeclosure filings

Filings 3 · Auction stage 0



HOUSING STOCK

Homes	11,011
Median value (AVM)	\$163K
Median size	1,316 ft²
Median bedrooms	3
Median year built	1925
Single family	96%
Condos	3.5%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	43%
Underwater (LTV 125% or more)	2.9%
Owner occupied	76%
Company owned	14%
Median loan-to-value	56%

Typical ownership tenure

8.3 yrs

COMMUNITY

Population	34,680
Density	3,141 / mi²
Median household income	\$57K
Average household income	\$73K
Crime index (US avg 100)	143
Air pollution index (US avg 100)	83
Earthquake index (US avg 100)	36
Homes occupied	91%
Bachelor's or higher	25%
Poverty rate	14.5%
Unemployment	1.2%
Average temp	52°F
Annual precip	38 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.