

Bloomington 61704

ZIP code · IL · Illinois · McLean County · Bloomington

SELLER'S MARKET

\$315K

MEDIAN SALE PRICE

+4.2%

1-YR CHANGE

463

SALES (12 MO)

\$314K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 61 / 100



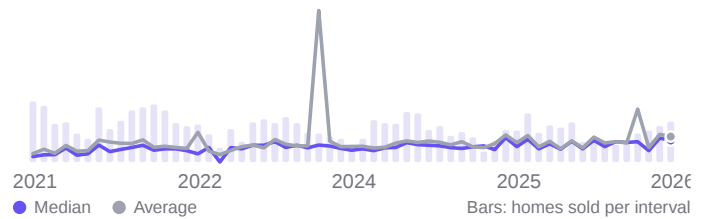
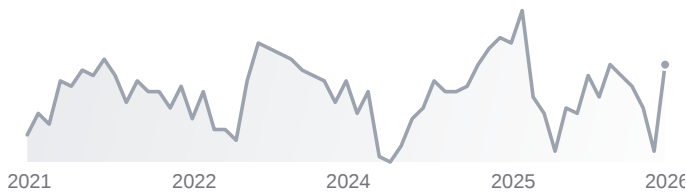
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

61 / 100

Sale prices

Median \$333K · Average \$361K

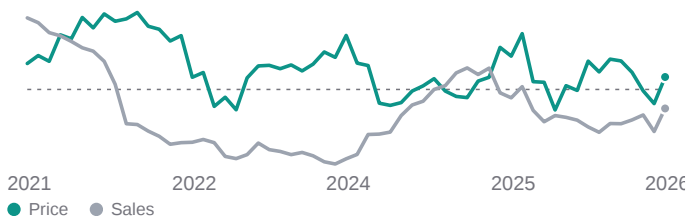


Growth (year over year)

Price +4.2% · Sales -6.5%

Price per square foot

\$142/ft²

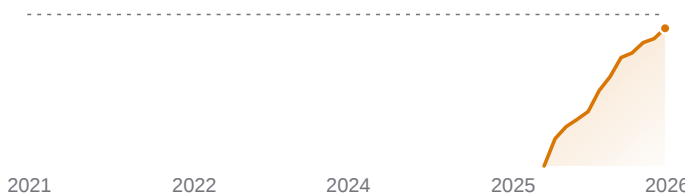


Sale premium vs estimated value

-0.3%

Annual turnover (share of homes sold)

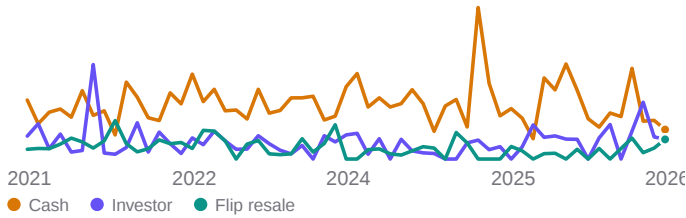
4.3%



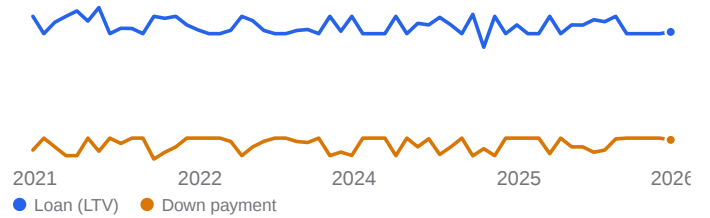
BUYERS & OUTCOMES

Buyer mix

Cash 11% · Investor 7.4% · Flip resale 7.4%

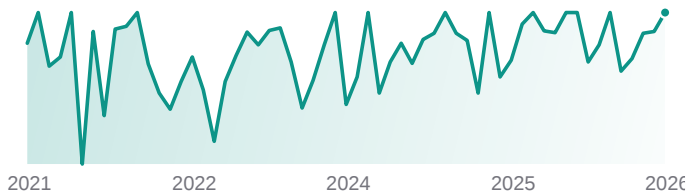


Financing (share of purchase price) Loan (LTV) 81% · Down payment 19%



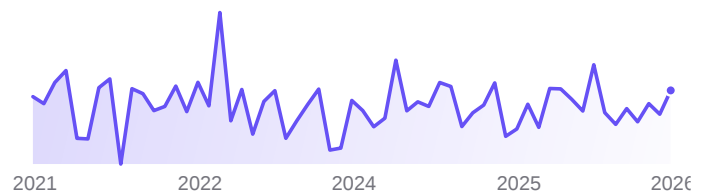
Sellers who sold at a gain

100%



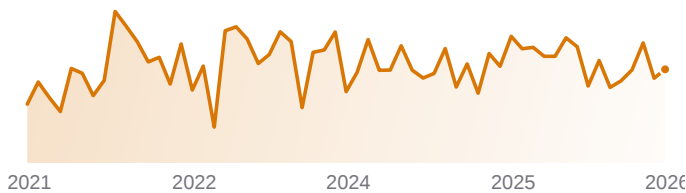
Typical hold before selling

6.1 yrs



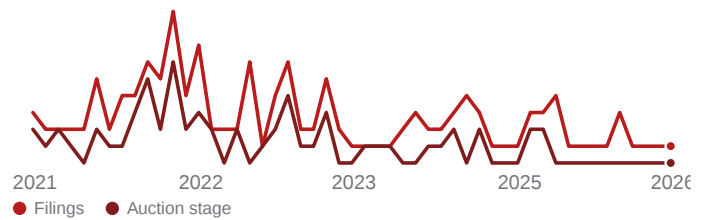
Median annualized return at resale

+5.0%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	10,766
Median value (AVM)	\$314K
Median size	2,040 ft²
Median bedrooms	4
Median year built	1994
Single family	91%
Condos	7.6%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	43%
Underwater (LTV 125% or more)	1.9%
Owner occupied	90%
Company owned	12%
Median loan-to-value	55%

Typical ownership tenure

9.2 yrs

COMMUNITY

Population	34,313
Density	1,917 / mi²
Median household income	\$101K
Average household income	\$123K
Crime index (US avg 100)	62
Air pollution index (US avg 100)	88
Earthquake index (US avg 100)	40
Homes occupied	95%
Bachelor's or higher	37%
Poverty rate	4.9%
Unemployment	1.3%
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.