

Bloomington 61705

ZIP code · IL · Illinois · McLean County · Bloomington

BUYER'S MARKET

\$398K

MEDIAN SALE PRICE

-8.3%

1-YR CHANGE

194

SALES (12 MO)

\$395K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 37 / 100



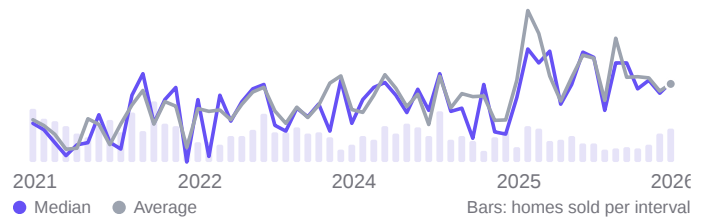
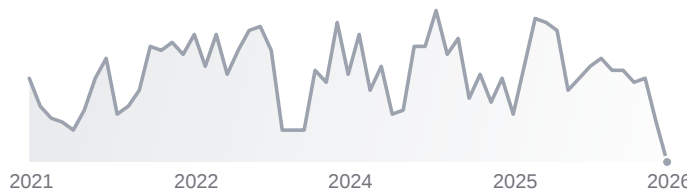
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

37 / 100

Sale prices

Median \$405K · Average \$401K

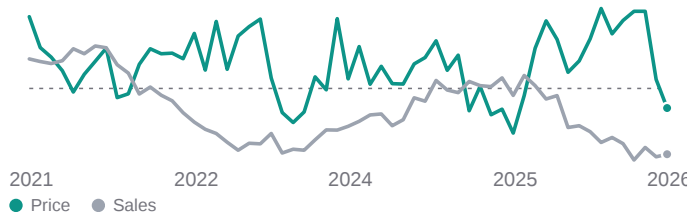


Growth (year over year)

Price -8.3% · Sales -27.6%

Price per square foot

\$174/ft²

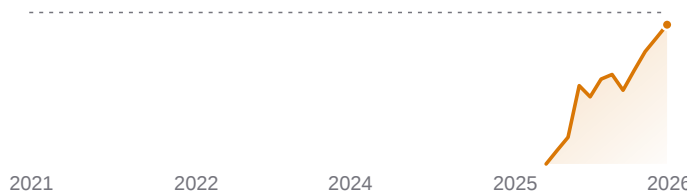


Sale premium vs estimated value

-0.4%

Annual turnover (share of homes sold)

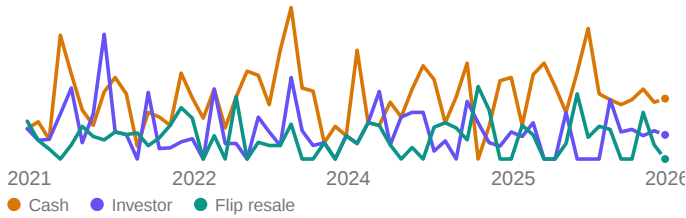
3.9%



BUYERS & OUTCOMES

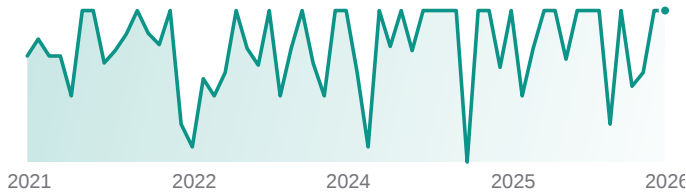
Buyer mix

Cash 19% · Investor 7.4% · Flip resale 0%



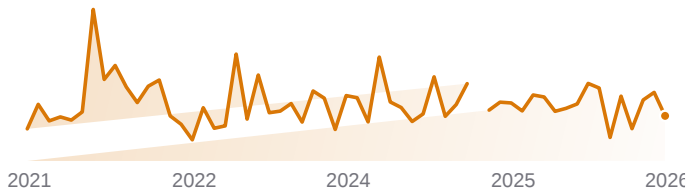
Sellers who sold at a gain

100%

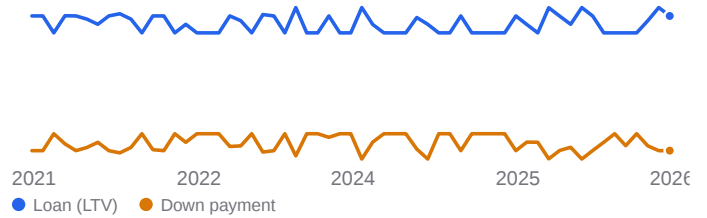


Median annualized return at resale

+4.2%

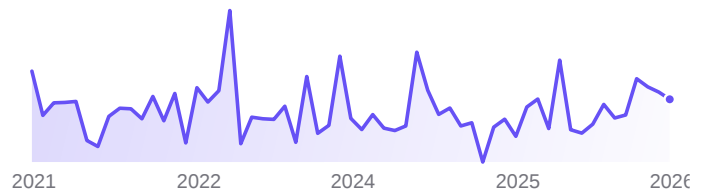


Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



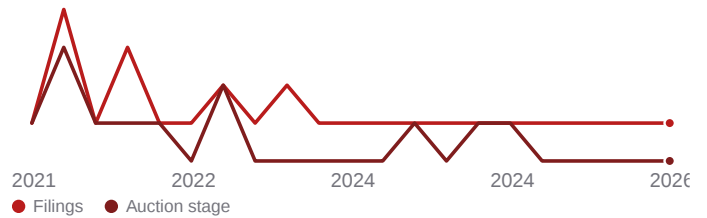
Typical hold before selling

5.7 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	4,935
Median value (AVM)	\$395K
Median size	1,841 ft²
Median bedrooms	3
Median year built	1999
Single family	92%
Condos	0.9%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	42%
Underwater (LTV 125% or more)	1.9%
Owner occupied	92%
Company owned	12%
Median loan-to-value	55%

Typical ownership tenure

8.8 yrs

COMMUNITY

Population	16,221
Density	181 / mi²
Median household income	\$113K
Average household income	\$130K
Crime index (US avg 100)	49
Air pollution index (US avg 100)	88
Earthquake index (US avg 100)	37
Homes occupied	95%
Bachelor's or higher	37%
Poverty rate	5.8%
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.