

Armington 61721

ZIP code · IL · Illinois · Tazewell County · Armington

SELLER'S MARKET

\$99K

MEDIAN SALE PRICE

11

SALES (12 MO)

\$147K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 68 / 100

Buyer's market

Balanced

Seller's market

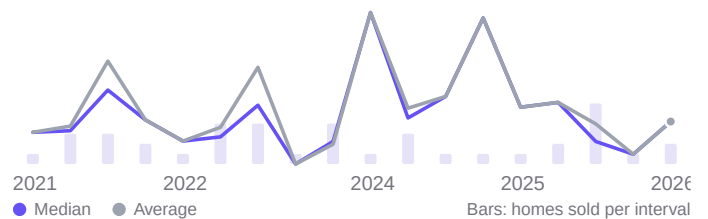
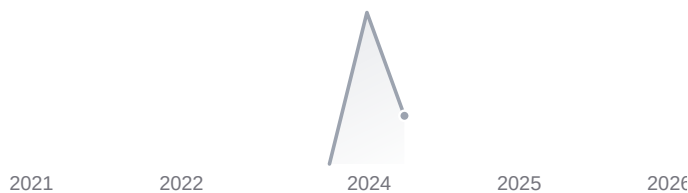
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

68 / 100

Sale prices

Median \$99K · Average \$99K

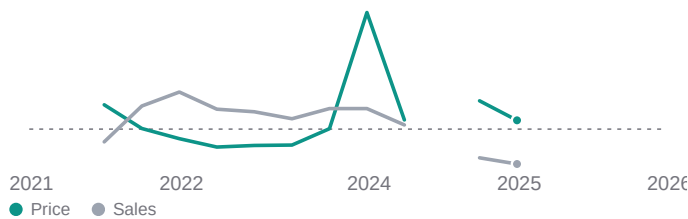


Growth (year over year)

Price +19.0% · Sales -75.0%

Price per square foot

\$89/ft²

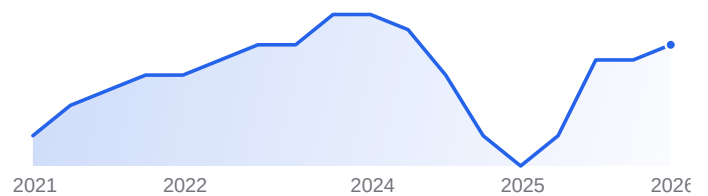


Sale premium vs estimated value

+4.2%

Annual turnover (share of homes sold)

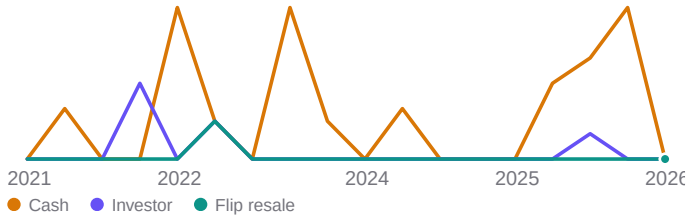
4.3%



BUYERS & OUTCOMES

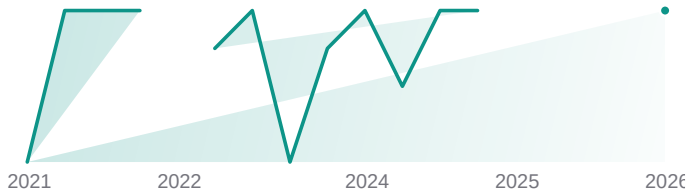
Buyer mix

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



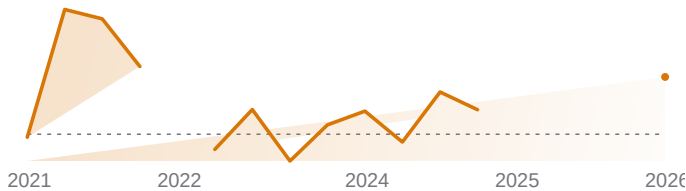
Sellers who sold at a gain

100%

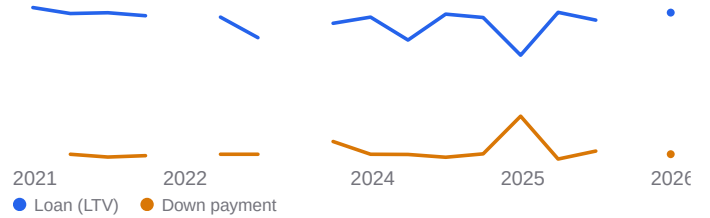


Median annualized return at resale

+7.6%

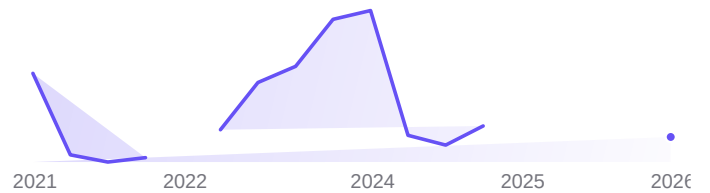


Financing (share of purchase price) Loan (LTV) 98% · Down payment 5.0%



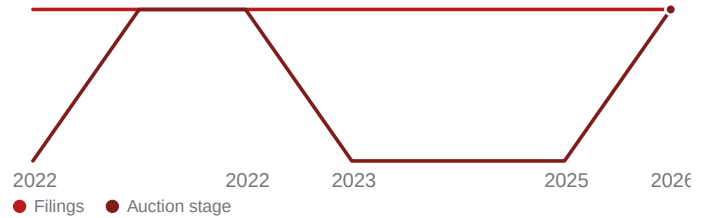
Typical hold before selling

5.5 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	256
Median value (AVM)	\$147K
Median size	1,431 ft²
Median bedrooms	3
Median year built	1945
Single family	94%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	48%
Underwater (LTV 125% or more)	4.3%
Owner occupied	76%
Company owned	7.5%
Median loan-to-value	54%
Typical ownership tenure	15.5 yrs

COMMUNITY

Population	532
Density	15 / mi²
Median household income	\$89K
Average household income	\$107K
Crime index (US avg 100)	91
Air pollution index (US avg 100)	83
Earthquake index (US avg 100)	40
Homes occupied	92%
Bachelor's or higher	31%
Poverty rate	6.3%
Unemployment	1.5%
Average temp	52°F
Annual precip	38 in
Sunshine	56%

Market metrics are derived from recorded arms-length deeds through April 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.