

Arrowsmith 61722

ZIP code · IL · Illinois > McLean County > Arrowsmith

BALANCED MARKET

\$106K

MEDIAN SALE PRICE

5

SALES (12 MO)

\$200K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 49 / 100

Buyer's market

Balanced

Seller's market

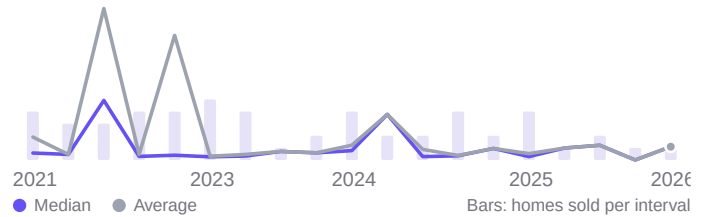
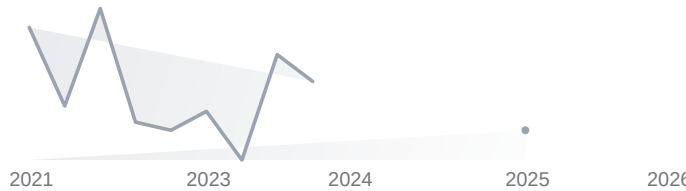
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

49 / 100

Sale prices

Median \$200K · Average \$200K

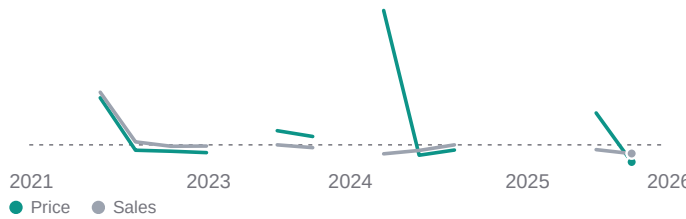


Growth (year over year)

Price -90.4% · Sales -45.5%

Price per square foot

\$167/ft²

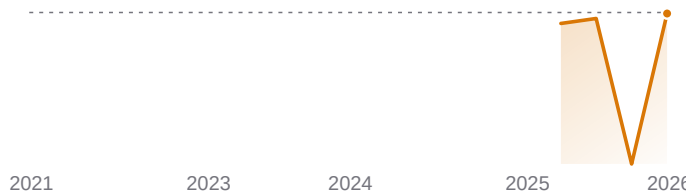


Sale premium vs estimated value

-0.6%

Annual turnover (share of homes sold)

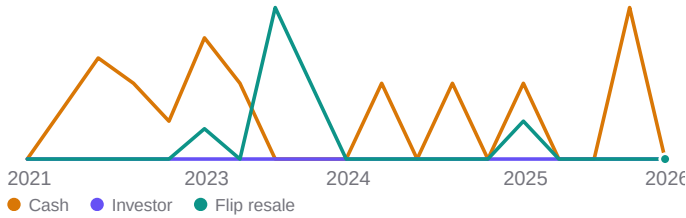
1.9%



BUYERS & OUTCOMES

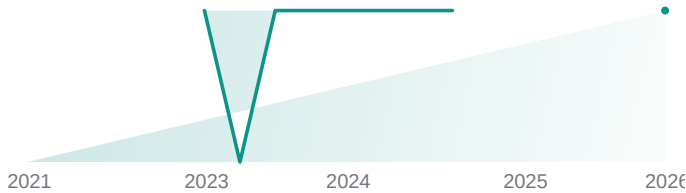
Buyer mix

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



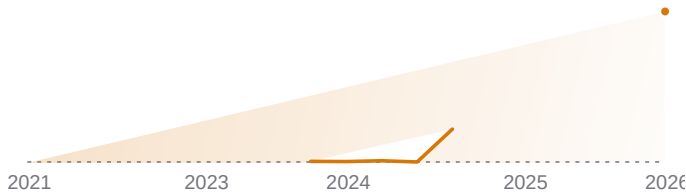
Sellers who sold at a gain

100%

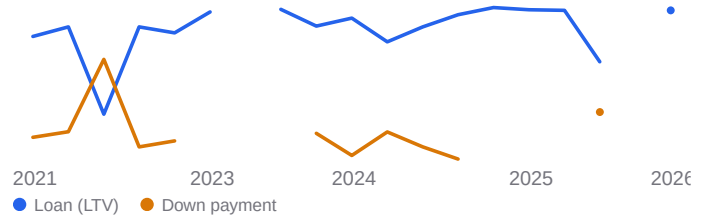


Median annualized return at resale

+814.4%

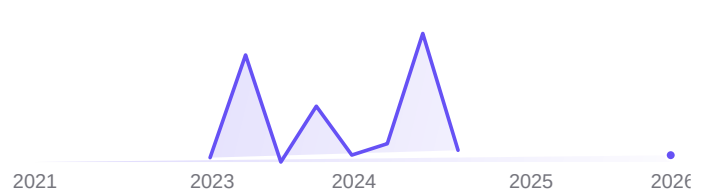


Financing (share of purchase price) Loan (LTV) 101% · Down payment 33%



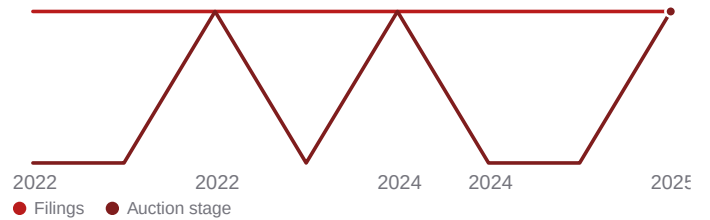
Typical hold before selling

1.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	270
Median value (AVM)	\$200K
Median size	1,196 ft²
Median bedrooms	8
Median year built	1916
Single family	65%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	59%
Underwater (LTV 125% or more)	2.9%
Owner occupied	62%
Company owned	20%
Median loan-to-value	40%
Typical ownership tenure	8.0 yrs

COMMUNITY

Population	793
Density	16 / mi ²
Median household income	\$92K
Average household income	\$102K
Crime index (US avg 100)	120
Air pollution index (US avg 100)	83
Earthquake index (US avg 100)	40
Homes occupied	94%
Bachelor's or higher	25%
Poverty rate	11.0%
Unemployment	1.2%
Average temp	51°F
Annual precip	38 in
Sunshine	56%

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