

Bellflower 61724

ZIP code · IL · Illinois · McLean County · Bellflower

SELLER'S MARKET

\$99K

MEDIAN SALE PRICE

+16.6%

1-YR CHANGE

8

SALES (12 MO)

\$137K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 78 / 100

Buyer's market

Balanced

Seller's market

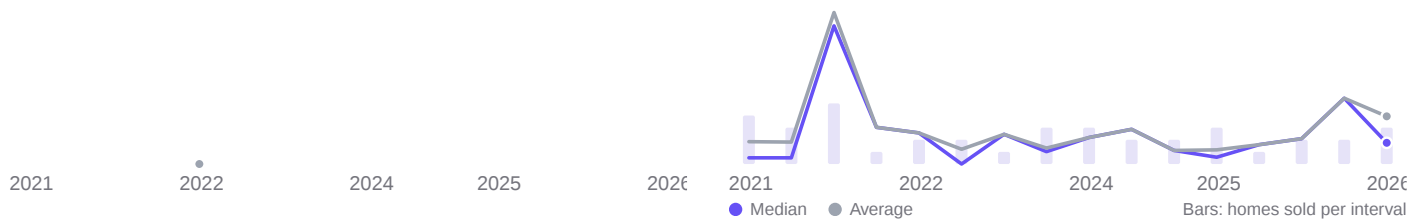
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

78 / 100

Sale prices

Median \$105K · Average \$180K



Growth (year over year)

Price +16.6% · Sales +33.3%

Price per square foot

\$93/ft²

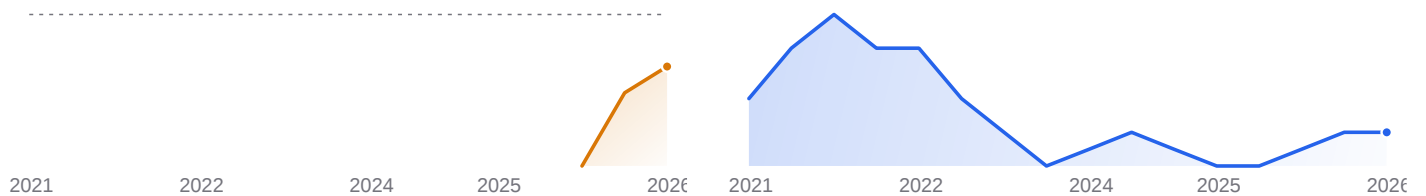


Sale premium vs estimated value

-1.1%

Annual turnover (share of homes sold)

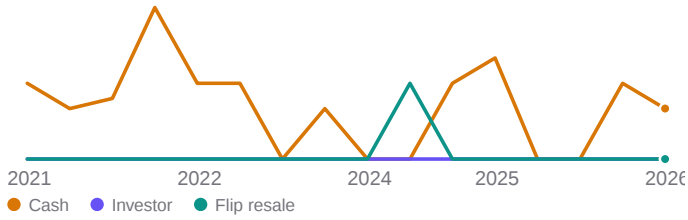
3.3%



BUYERS & OUTCOMES

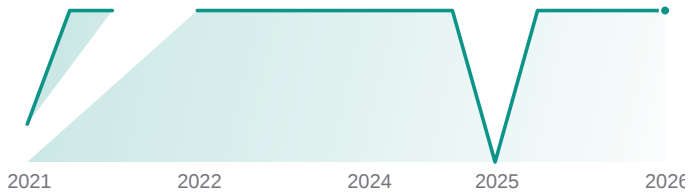
Buyer mix

Cash 33% · Investor 0% · Flip resale 0%



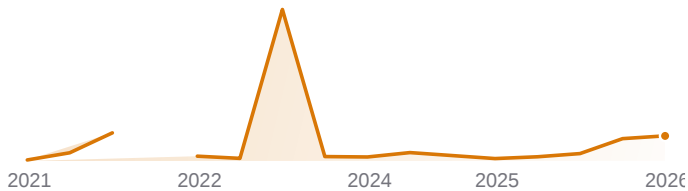
Sellers who sold at a gain

100%

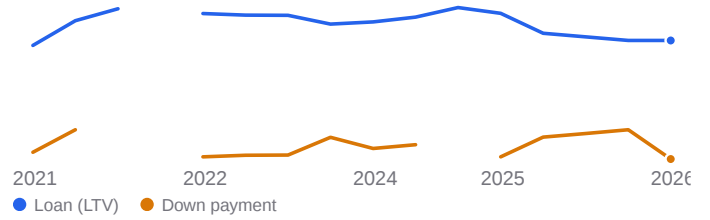


Median annualized return at resale

+31.0%

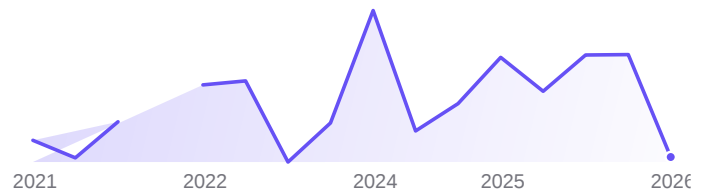


Financing (share of purchase price) Loan (LTV) 80% · Down payment 0.4%



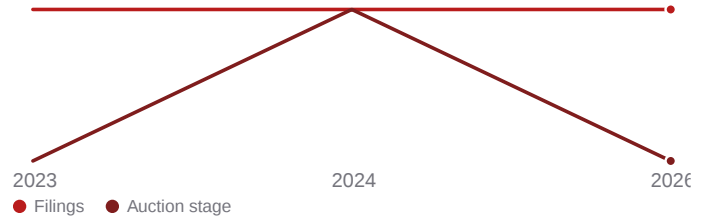
Typical hold before selling

1.6 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	242
Median value (AVM)	\$137K
Median size	1,208 ft²
Median year built	1930
Single family	80%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	63%
Underwater (LTV 125% or more)	1.1%
Owner occupied	65%
Company owned	14%
Median loan-to-value	27%
Typical ownership tenure	10.1 yrs

COMMUNITY

Population	445
Density	13 / mi²
Median household income	\$79K
Average household income	\$97K
Crime index (US avg 100)	89
Air pollution index (US avg 100)	82
Earthquake index (US avg 100)	43
Homes occupied	94%
Bachelor's or higher	28%
Poverty rate	7.3%
Unemployment	1.2%
Average temp	51°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.