

# Cropsey 61731

ZIP code · IL · Illinois · McLean County

**\$440K**

MEDIAN SALE PRICE

**1**

SALES (12 MO)

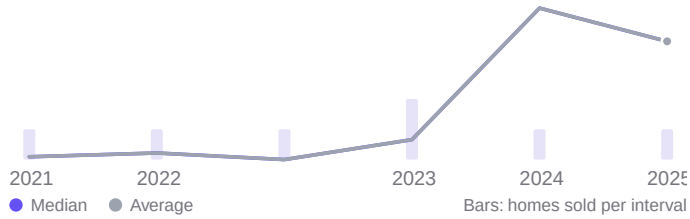
**\$189K**

MEDIAN VALUE (AVM)

## MARKET TRENDS (5 YEARS)

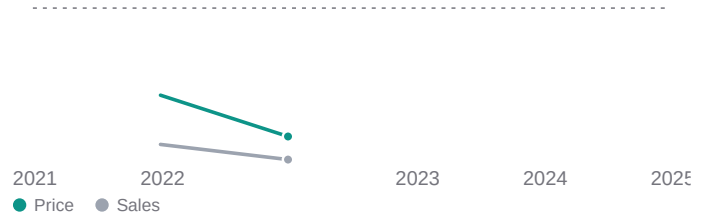
Sale prices

Median \$440K · Average \$440K



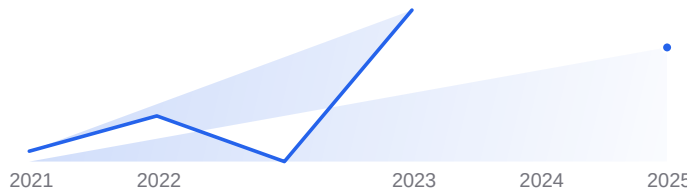
Growth (year over year)

Price -56.5% · Sales -66.7%



Price per square foot

\$90/ft²



Annual turnover (share of homes sold)

0.9%

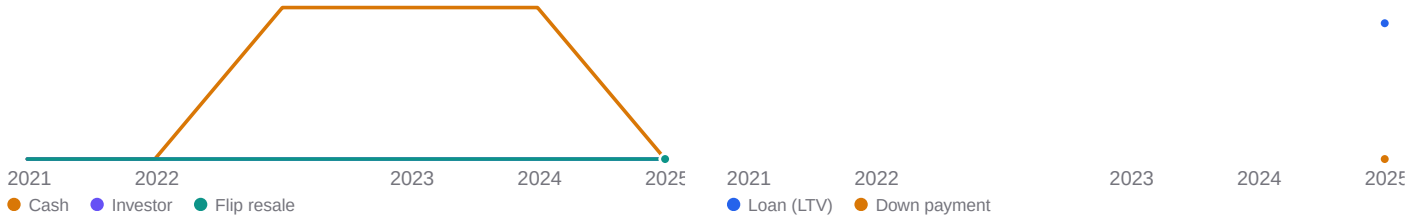


## BUYERS & OUTCOMES

Buyer mix

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

Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 110       |
| Median value (AVM) | \$189K    |
| Median size        | 1,278 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1911      |
| Single family      | 61%       |

## EQUITY & OWNERSHIP

|                               |          |
|-------------------------------|----------|
| Equity rich (LTV 50% or less) | 76%      |
| Underwater (LTV 125% or more) | 3.6%     |
| Owner occupied                | 61%      |
| Company owned                 | 12%      |
| Median loan-to-value          | 14%      |
| Typical ownership tenure      | 15.6 yrs |

## COMMUNITY

|                                  |         |
|----------------------------------|---------|
| Population                       | 215     |
| Density                          | 9 / mi² |
| Median household income          | \$113K  |
| Average household income         | \$136K  |
| Crime index (US avg 100)         | 63      |
| Air pollution index (US avg 100) | 76      |
| Earthquake index (US avg 100)    | 41      |
| Homes occupied                   | 94%     |
| Bachelor's or higher             | 22%     |

|               |       |
|---------------|-------|
| Poverty rate  | 10.3% |
| Unemployment  | 1.5%  |
| Average temp  | 51°F  |
| Annual precip | 37 in |
| Sunshine      | 56%   |

Market metrics are derived from recorded arms-length deeds through April 2025, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.