

Danvers 61732

ZIP code · IL · Illinois · McLean County · Danvers

SELLER'S MARKET

\$232K

MEDIAN SALE PRICE

+96.3%

1-YR CHANGE

29

SALES (12 MO)

\$244K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 62 / 100

Buyer's market

Balanced

Seller's market

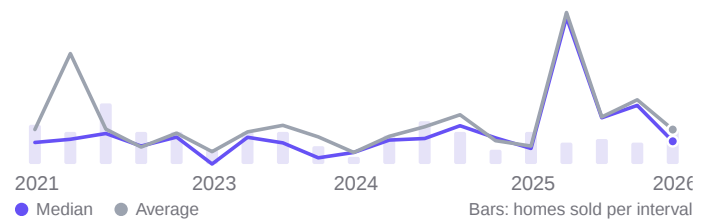
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

62 / 100

Sale prices

Median \$167K · Average \$212K

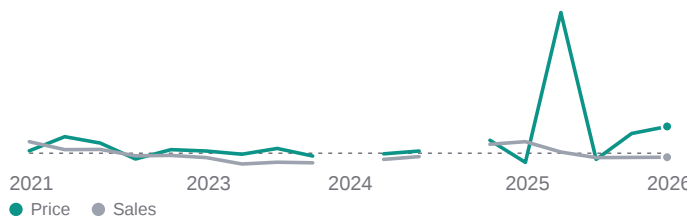


Growth (year over year)

Price +96.3% · Sales -14.7%

Price per square foot

\$127/ft²



Sale premium vs estimated value

+0.3%

Annual turnover (share of homes sold)

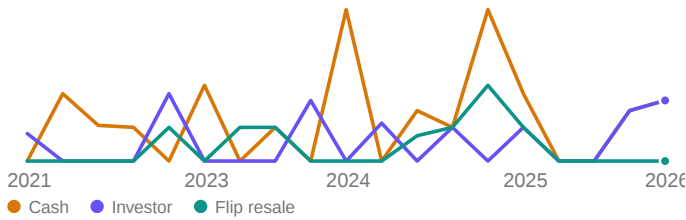
3.2%



BUYERS & OUTCOMES

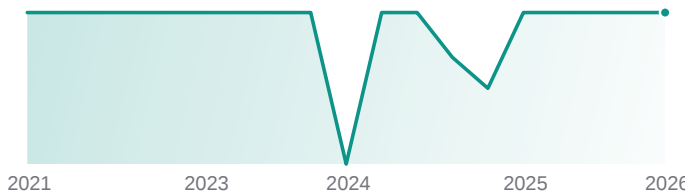
Buyer mix

Cash 20% · Investor 20% · Flip resale 0%



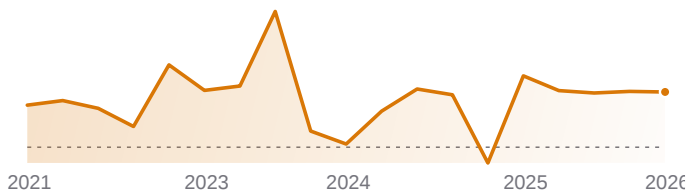
Sellers who sold at a gain

100%

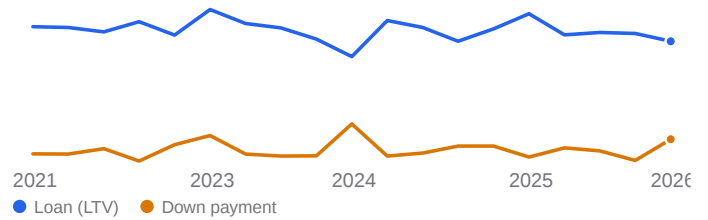


Median annualized return at resale

+6.6%

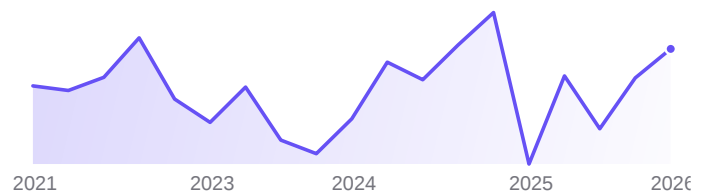


Financing (share of purchase price) Loan (LTV) 83% · Down payment 17%



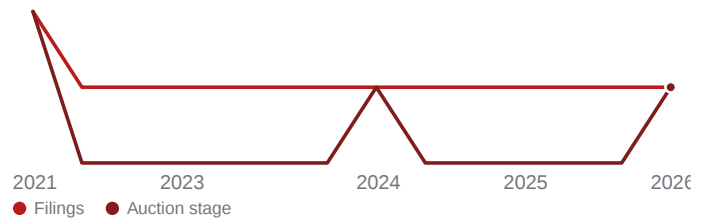
Typical hold before selling

8.7 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	899
Median value (AVM)	\$244K
Median size	1,280 ft²
Median bedrooms	3
Median year built	1972
Single family	80%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	46%
Underwater (LTV 125% or more)	3.2%
Owner occupied	80%
Company owned	11%
Median loan-to-value	53%
Typical ownership tenure	10.9 yrs

COMMUNITY

Population	2,310
Density	39 / mi²
Median household income	\$88K
Average household income	\$119K
Crime index (US avg 100)	92
Air pollution index (US avg 100)	85
Earthquake index (US avg 100)	33
Homes occupied	96%
Bachelor's or higher	23%
Poverty rate	4.1%
Unemployment	1.4%
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.