

Delavan 61734

ZIP code · IL · Illinois · Tazewell County · Delavan

STRONG BUYER'S MARKET

\$50K

MEDIAN SALE PRICE

-61.7%

1-YR CHANGE

38

SALES (12 MO)

\$157K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 17 / 100



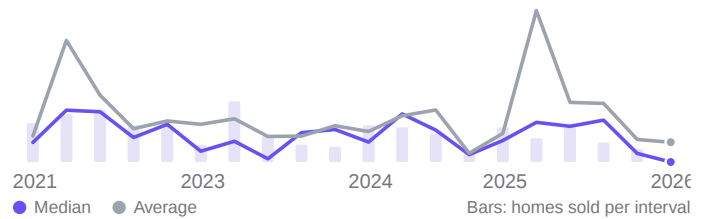
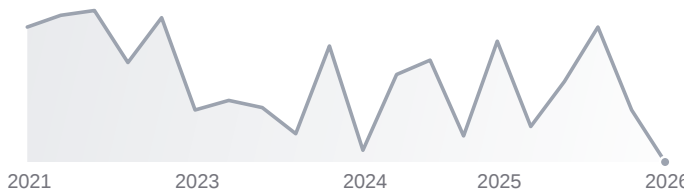
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

17 / 100

Sale prices

Median \$55K · Average \$100K

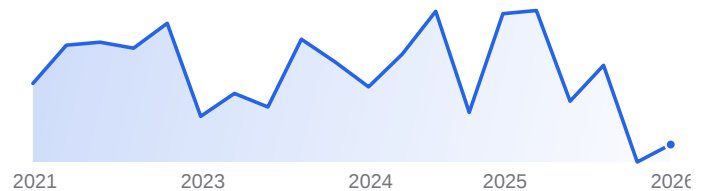
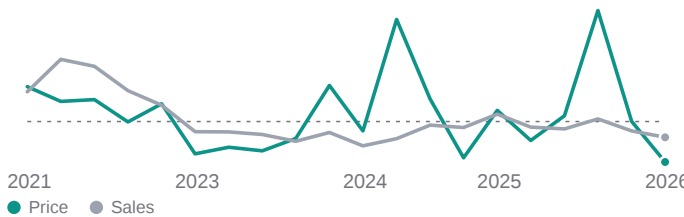


Growth (year over year)

Price -61.7% · Sales -24.0%

Price per square foot

\$50/ft²



Sale premium vs estimated value

-0.8%

Annual turnover (share of homes sold)

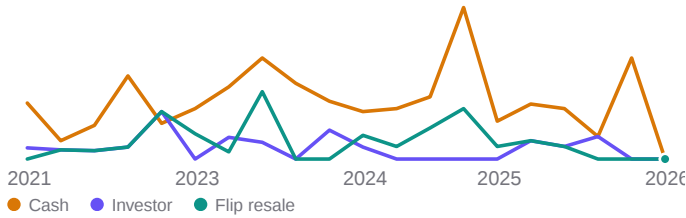
3.3%



BUYERS & OUTCOMES

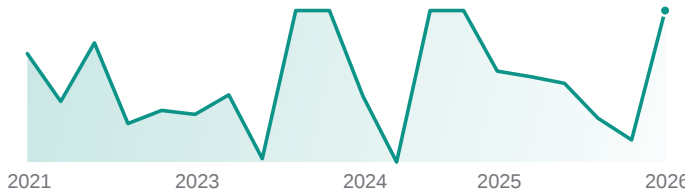
Buyer mix

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



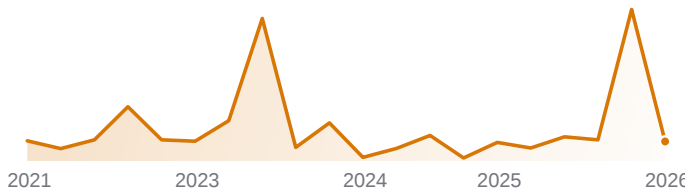
Sellers who sold at a gain

100%

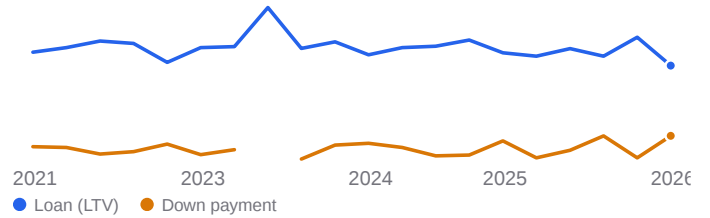


Median annualized return at resale

+4.9%

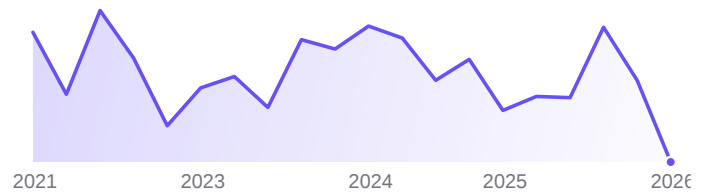


Financing (share of purchase price) Loan (LTV) 75% · Down payment 20%



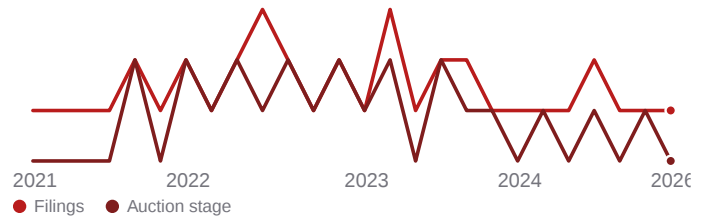
Typical hold before selling

1.3 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	1,137
Median value (AVM)	\$157K
Median size	1,568 ft²
Median bedrooms	3
Median year built	1957
Single family	97%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	43%
Underwater (LTV 125% or more)	3.8%
Owner occupied	82%
Company owned	7.7%
Median loan-to-value	58%
Typical ownership tenure	12.0 yrs

COMMUNITY

Population	2,809
Density	37 / mi²
Median household income	\$80K
Average household income	\$92K
Crime index (US avg 100)	97
Air pollution index (US avg 100)	89
Earthquake index (US avg 100)	42
Homes occupied	91%
Bachelor's or higher	18%
Poverty rate	6.8%
Unemployment	1.3%
Average temp	52°F
Annual precip	37 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.