

Downs 61736

ZIP code · IL · Illinois · McLean County > Downs

STRONG BUYER'S MARKET

\$108K

MEDIAN SALE PRICE

-57.9%

1-YR CHANGE

21

SALES (12 MO)

\$327K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 15 / 100



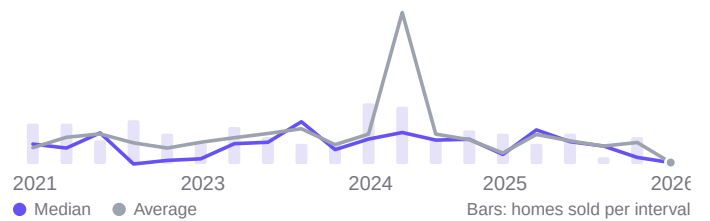
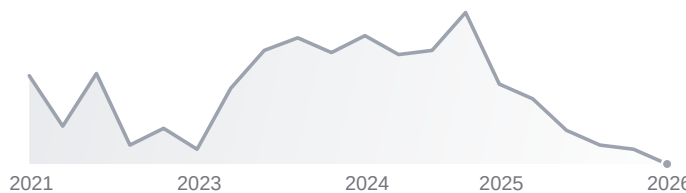
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

15 / 100

Sale prices

Median \$155K · Average \$155K

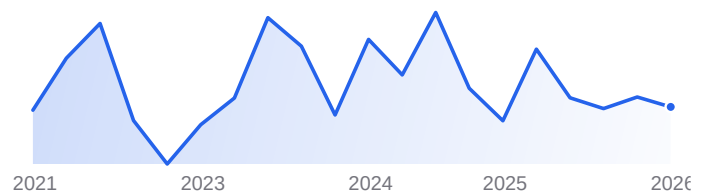
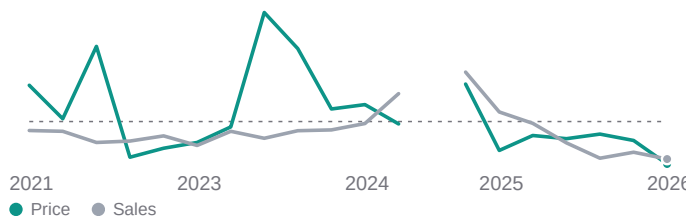


Growth (year over year)

Price -57.9% · Sales -51.2%

Price per square foot

\$172/ft²



Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

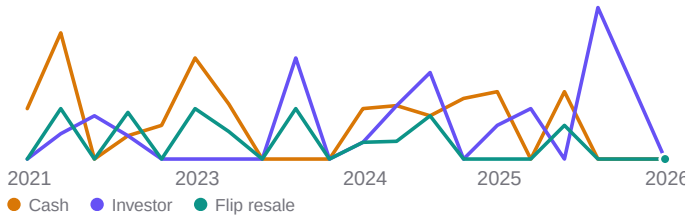
2.6%



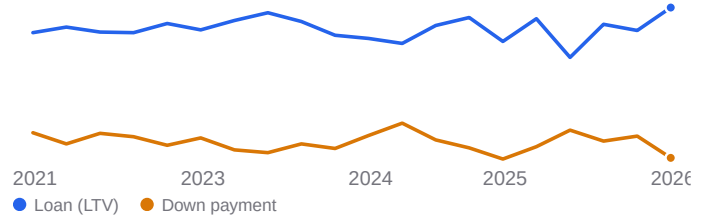
BUYERS & OUTCOMES

Buyer mix

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

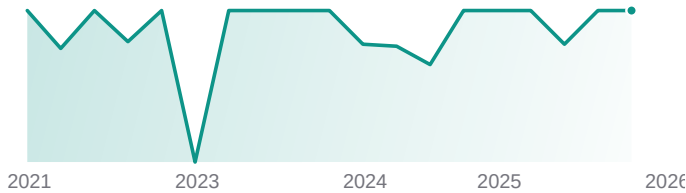


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



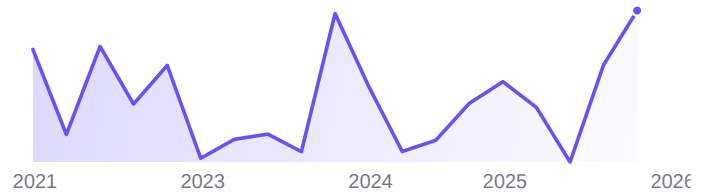
Sellers who sold at a gain

100%



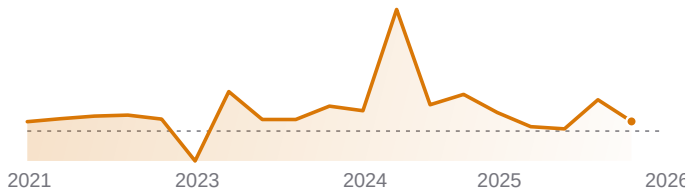
Typical hold before selling

7.7 yrs



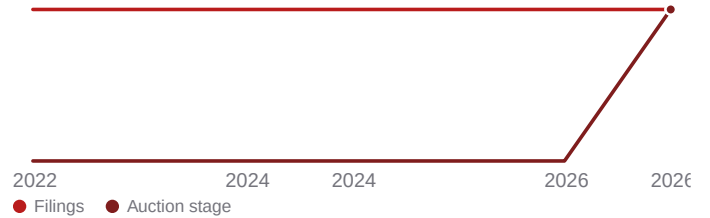
Median annualized return at resale

+2.7%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	810
Median value (AVM)	\$327K
Median size	1,359 ft²
Median bedrooms	5
Median year built	1990
Single family	87%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	47%
Underwater (LTV 125% or more)	2.5%
Owner occupied	84%
Company owned	13%
Median loan-to-value	52%
Typical ownership tenure	8.0 yrs

COMMUNITY

Population	2,098
Density	65 / mi²
Median household income	\$120K
Average household income	\$152K
Crime index (US avg 100)	40
Air pollution index (US avg 100)	83
Earthquake index (US avg 100)	40
Homes occupied	95%
Bachelor's or higher	37%
Poverty rate	5.2%
Unemployment	1.4%
Average temp	52°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.