

Le Roy 61752

ZIP code · IL · Illinois · McLean County · Le Roy

SELLER'S MARKET

\$201K

MEDIAN SALE PRICE

+13.9%

1-YR CHANGE

69

SALES (12 MO)

\$210K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 62 / 100



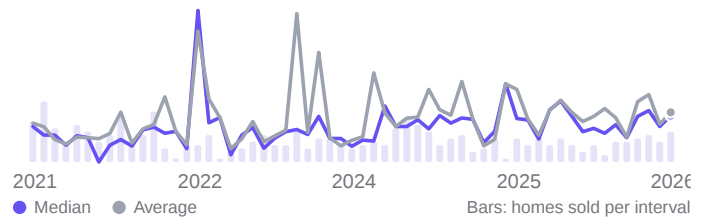
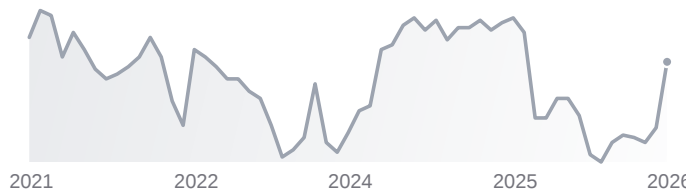
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

62 / 100

Sale prices

Median \$207K · Average \$217K

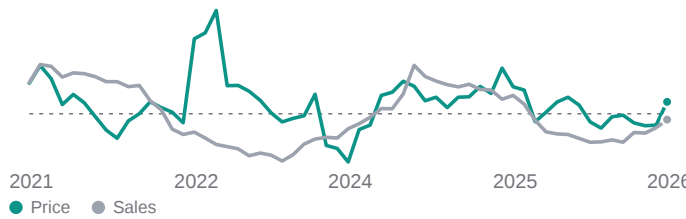


Growth (year over year)

Price +13.9% · Sales -6.8%

Price per square foot

\$160/ft²

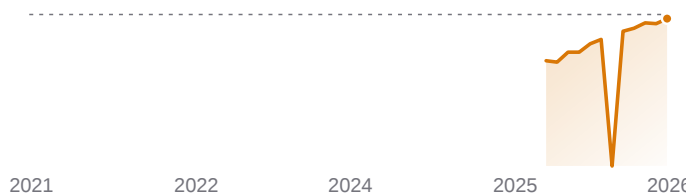


Sale premium vs estimated value

-0.3%

Annual turnover (share of homes sold)

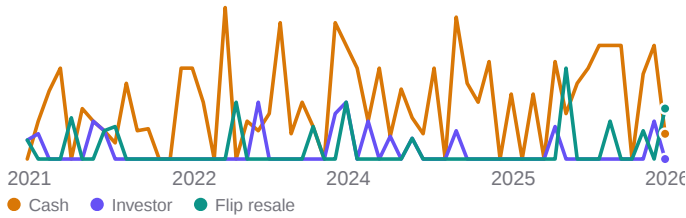
4.0%



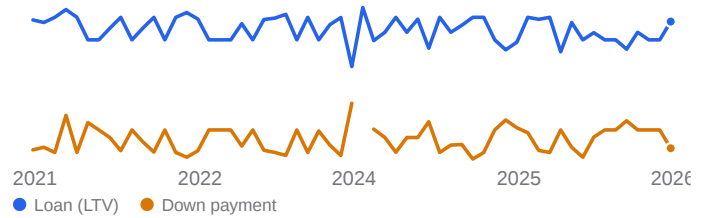
BUYERS & OUTCOMES

Buyer mix

Cash 11% · Investor 0% · Flip resale 22%

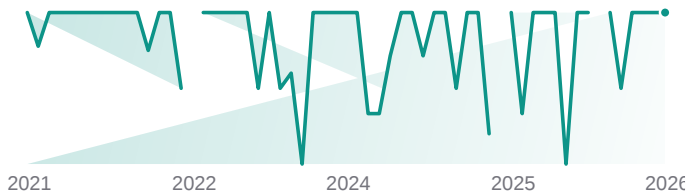


Financing (share of purchase price) Loan (LTV) 92% · Down payment 7.9%



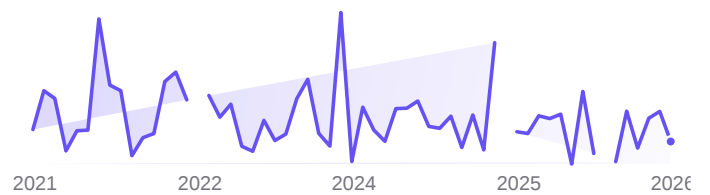
Sellers who sold at a gain

100%



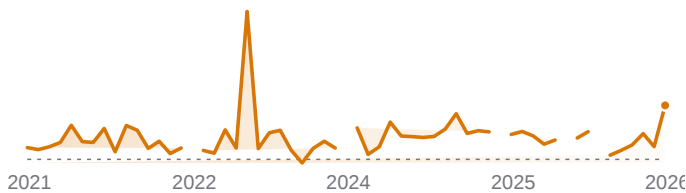
Typical hold before selling

2.6 yrs



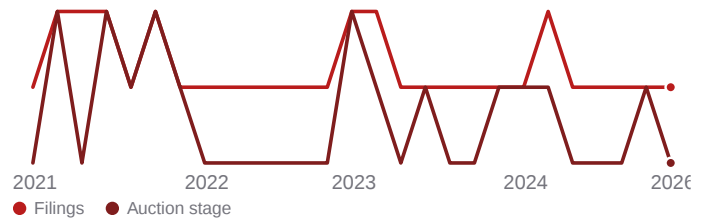
Median annualized return at resale

+13.1%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	1,724
Median value (AVM)	\$210K
Median size	1,296 ft²
Median bedrooms	3
Median year built	1972
Single family	88%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	49%
Underwater (LTV 125% or more)	2.0%
Owner occupied	85%
Company owned	9.2%
Median loan-to-value	51%
Typical ownership tenure	9.9 yrs

COMMUNITY

Population	3,876
Density	45 / mi²
Median household income	\$91K
Average household income	\$109K
Crime index (US avg 100)	84
Air pollution index (US avg 100)	82
Earthquake index (US avg 100)	43
Homes occupied	94%
Bachelor's or higher	26%
Poverty rate	7.1%
Unemployment	1.2%
Average temp	51°F
Annual precip	38 in
Sunshine	56%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.