

Normal 61761

ZIP code · IL · Illinois · McLean County · Normal

SELLER'S MARKET

\$283K

MEDIAN SALE PRICE

+4.6%

1-YR CHANGE

631

SALES (12 MO)

\$252K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 64 / 100

Buyer's market

Balanced

Seller's market

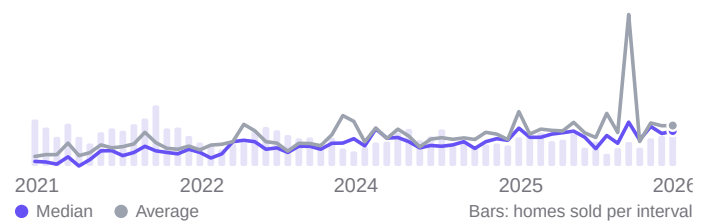
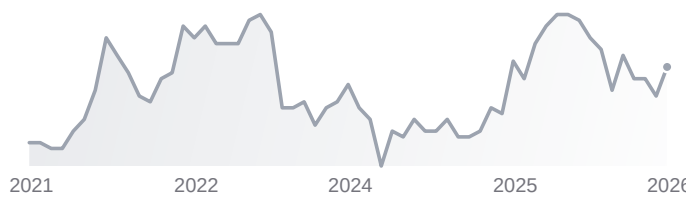
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

64 / 100

Sale prices

Median \$281K · Average \$299K

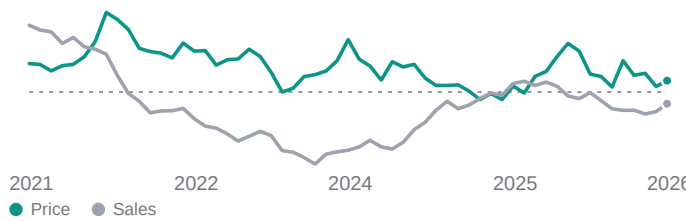


Growth (year over year)

Price +4.6% · Sales -4.8%

Price per square foot

\$169/ft²

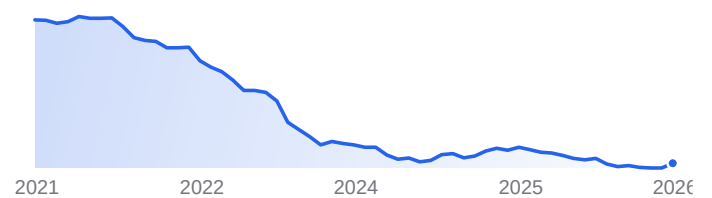
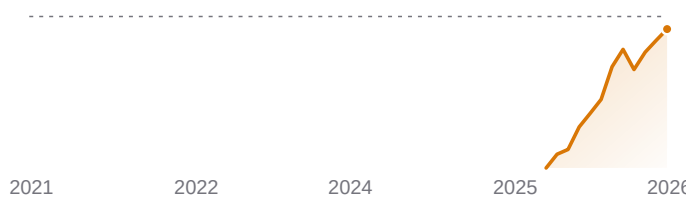


Sale premium vs estimated value

-0.3%

Annual turnover (share of homes sold)

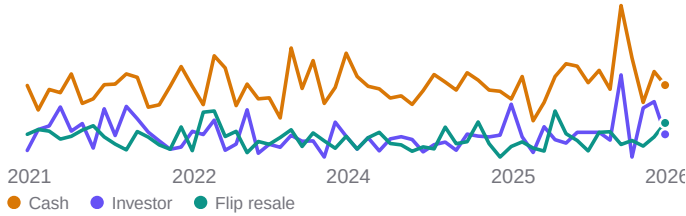
4.9%



BUYERS & OUTCOMES

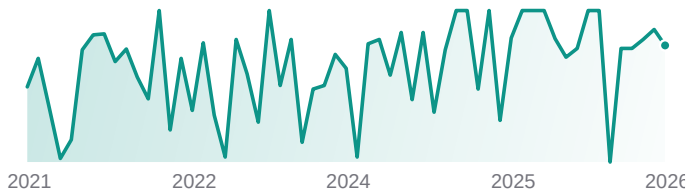
Buyer mix

Cash 22% · Investor 7.1% · Flip resale 11%



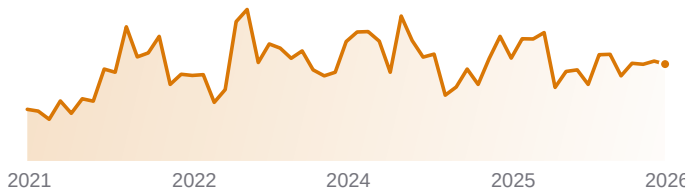
Sellers who sold at a gain

97%

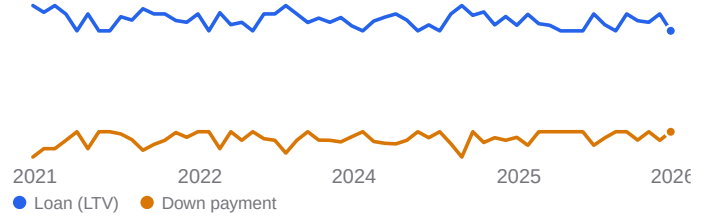


Median annualized return at resale

+5.9%

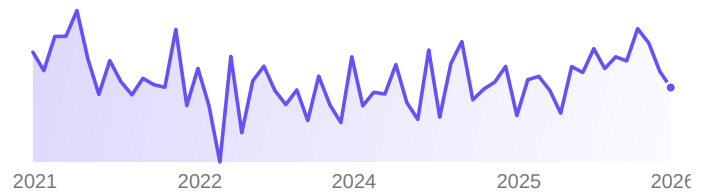


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



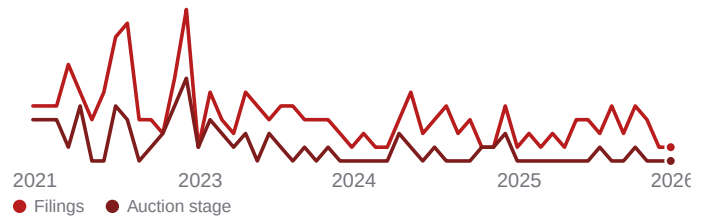
Typical hold before selling

4.6 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	12,959
Median value (AVM)	\$252K
Median size	1,501 ft²
Median bedrooms	3
Median year built	1979
Single family	92%
Condos	4.5%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	45%
Underwater (LTV 125% or more)	1.6%
Owner occupied	83%
Company owned	15%
Median loan-to-value	54%

Typical ownership tenure

8.9 yrs

COMMUNITY

Population	52,083
Density	1,572 / mi ²
Median household income	\$68K
Average household income	\$92K
Crime index (US avg 100)	92
Air pollution index (US avg 100)	84
Earthquake index (US avg 100)	39
Homes occupied	92%
Bachelor's or higher	35%
Poverty rate	16.8%
Unemployment	1.1%
Average temp	52°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.