

Stanford 61774

ZIP code · IL · Illinois · McLean County · Stanford

BALANCED MARKET

\$161K

MEDIAN SALE PRICE

+4.6%

1-YR CHANGE

15

SALES (12 MO)

\$169K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 40 / 100



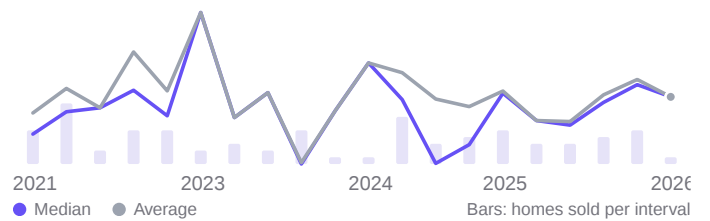
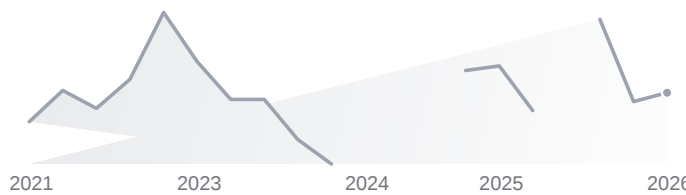
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

40 / 100

Sale prices

Median \$160K · Average \$160K

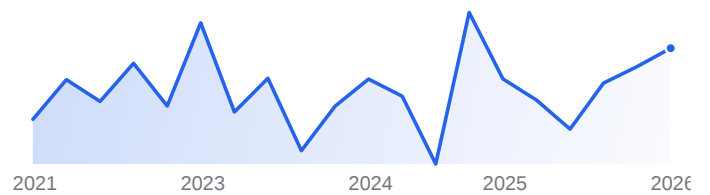
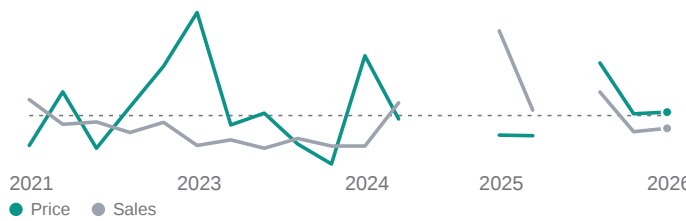


Growth (year over year)

Price +4.6% · Sales -16.7%

Price per square foot

\$171/ft²

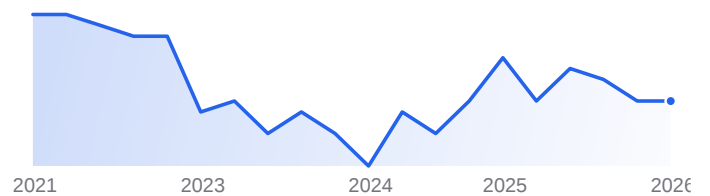


Sale premium vs estimated value

-0.2%

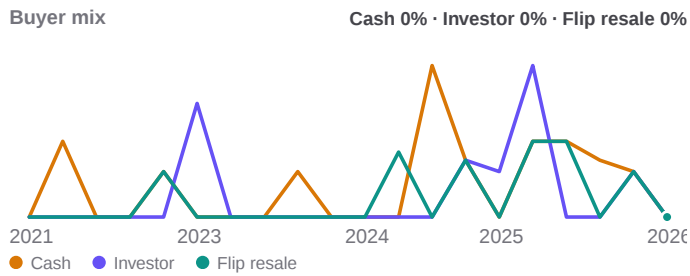
Annual turnover (share of homes sold)

3.4%

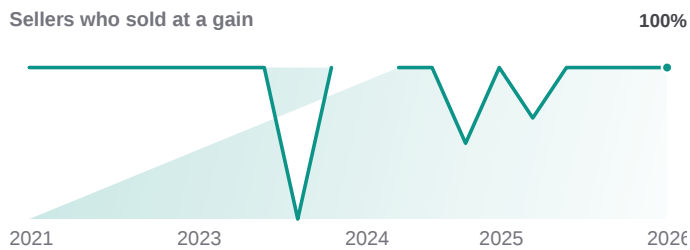


BUYERS & OUTCOMES

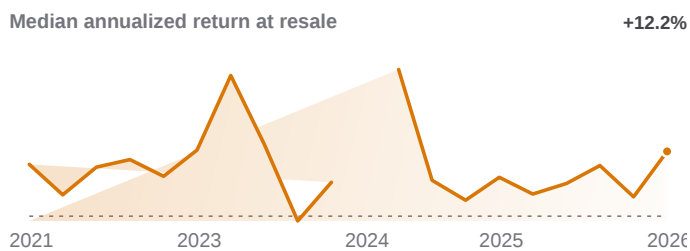
Buyer mix



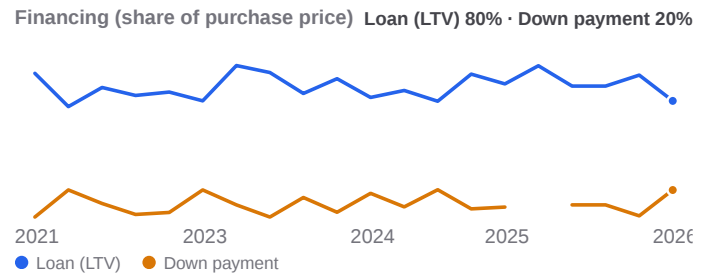
Sellers who sold at a gain



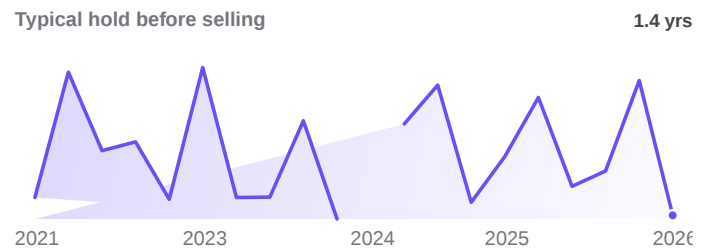
Median annualized return at resale



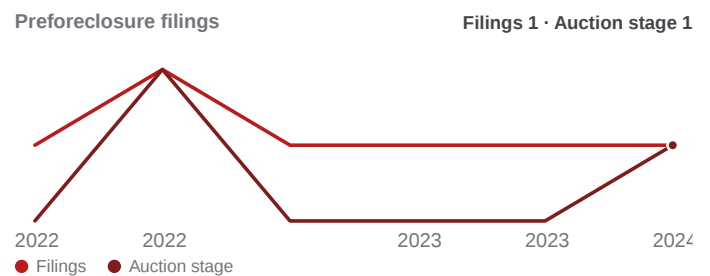
Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



Typical hold before selling



Preforeclosure filings



HOUSING STOCK

Homes	445
Median value (AVM)	\$169K
Median size	1,204 ft²
Median bedrooms	3
Median year built	1924
Single family	83%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	54%
Underwater (LTV 125% or more)	3.6%
Owner occupied	75%
Company owned	9.0%
Median loan-to-value	46%
Typical ownership tenure	10.1 yrs

COMMUNITY

Population	930
Density	21 / mi ²
Median household income	\$85K
Average household income	\$89K
Crime index (US avg 100)	106
Air pollution index (US avg 100)	83
Earthquake index (US avg 100)	36
Homes occupied	90%
Bachelor's or higher	12%
Poverty rate	7.3%
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.