

Towanda 61776

ZIP code · IL · Illinois > McLean County > Towanda

BUYER'S MARKET

\$218K

MEDIAN SALE PRICE

-15.3%

1-YR CHANGE

18

SALES (12 MO)

\$281K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 30 / 100



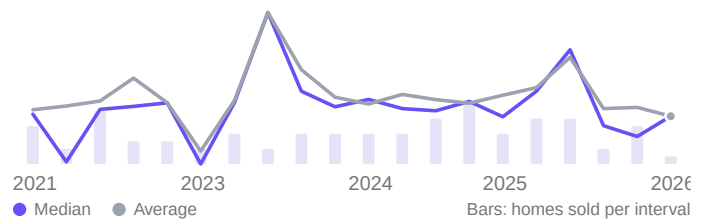
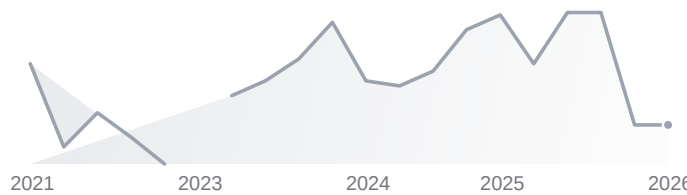
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

30 / 100

Sale prices

Median \$200K · Average \$200K

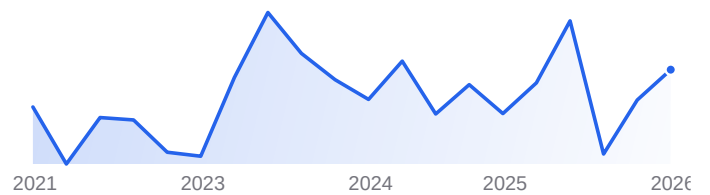
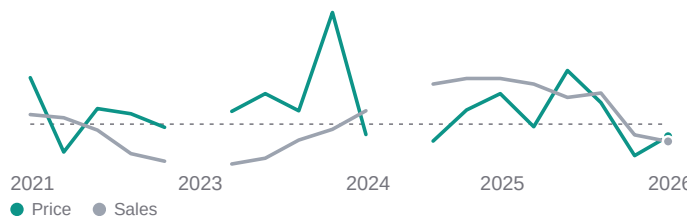


Growth (year over year)

Price -15.3% · Sales -21.7%

Price per square foot

\$195/ft²

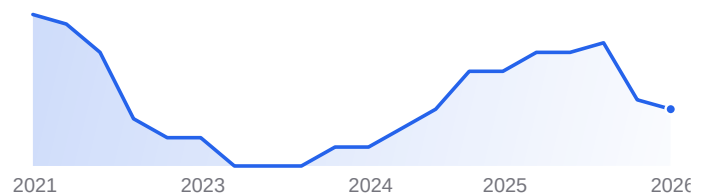


Sale premium vs estimated value

-0.3%

Annual turnover (share of homes sold)

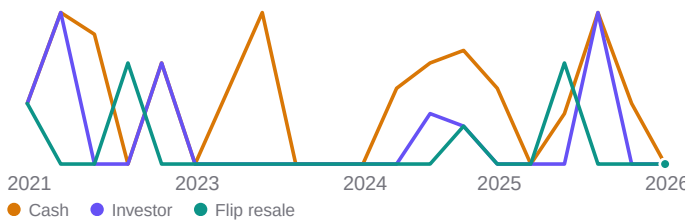
3.0%



BUYERS & OUTCOMES

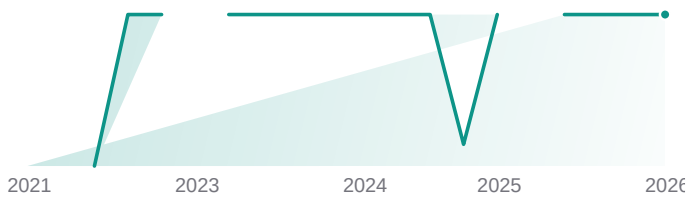
Buyer mix

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



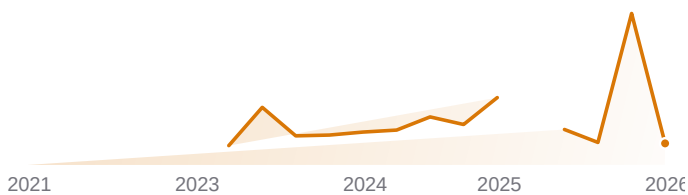
Sellers who sold at a gain

100%

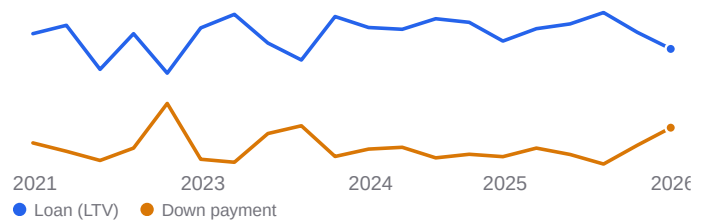


Median annualized return at resale

+3.9%

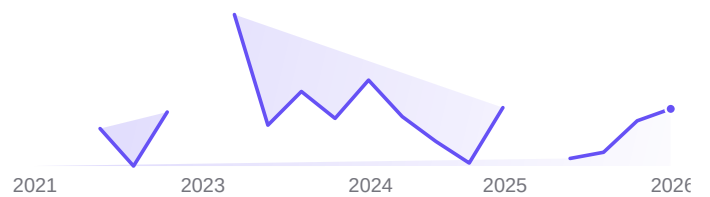


Financing (share of purchase price) Loan (LTV) 75% · Down payment 25%



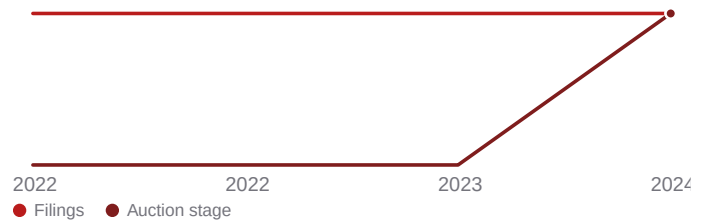
Typical hold before selling

6.7 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	601
Median value (AVM)	\$281K
Median size	1,376 ft²
Median bedrooms	3
Median year built	1973
Single family	86%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	57%
Underwater (LTV 125% or more)	1.0%
Owner occupied	85%
Company owned	12%
Median loan-to-value	45%
Typical ownership tenure	10.7 yrs

COMMUNITY

Population	3,573
Density	69 / mi²
Median household income	\$137K
Average household income	\$173K
Crime index (US avg 100)	108
Air pollution index (US avg 100)	81
Earthquake index (US avg 100)	34
Homes occupied	94%
Bachelor's or higher	38%
Poverty rate	2.9%
Unemployment	1.2%
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.