

Danville 61832

ZIP code · IL · Illinois · Vermilion County · Danville

SELLER'S MARKET

\$110K

MEDIAN SALE PRICE

+7.3%

1-YR CHANGE

553

SALES (12 MO)

\$64K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 60 / 100



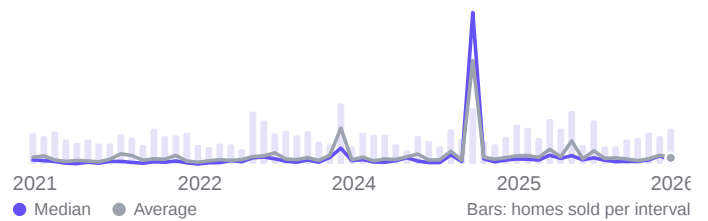
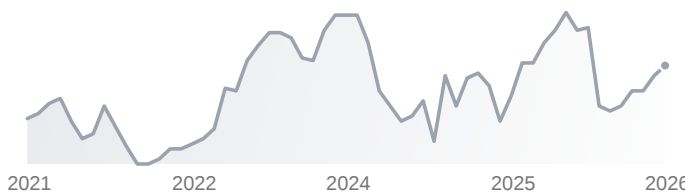
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

60 / 100

Sale prices

Median \$93K · Average \$120K

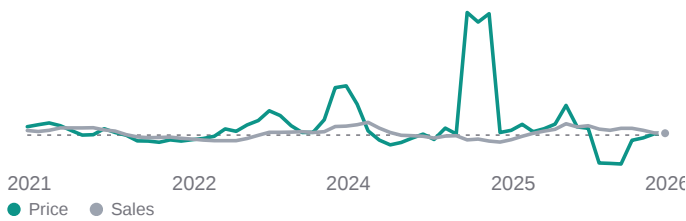


Growth (year over year)

Price +7.3% · Sales +5.7%

Sale premium vs estimated value

+13.5%



Annual turnover (share of homes sold)

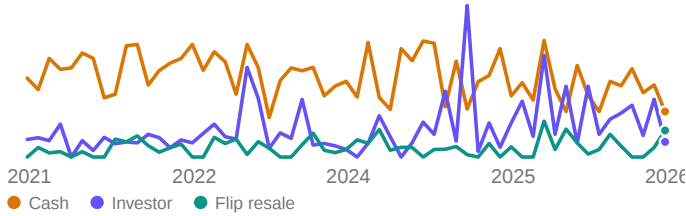
4.5%



BUYERS & OUTCOMES

Buyer mix

Cash 23% · Investor 7.7% · Flip resale 13%



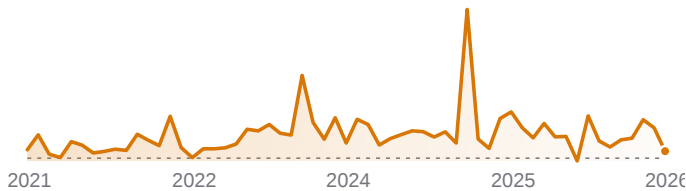
Sellers who sold at a gain

64%

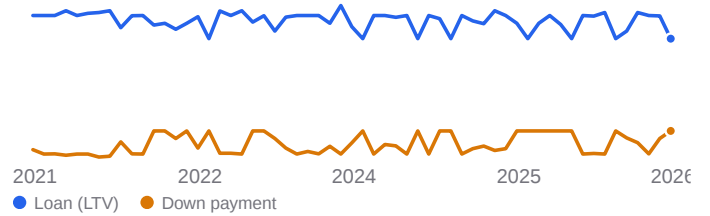


Median annualized return at resale

+1.6%

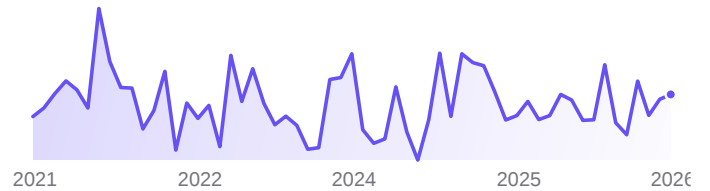


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



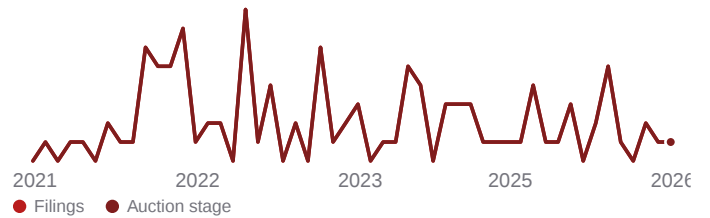
Typical hold before selling

7.3 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	12,413
Median value (AVM)	\$64K
Single family	98%
Condos	1.0%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	64%
Underwater (LTV 125% or more)	3.4%
Owner occupied	65%
Company owned	17%
Median loan-to-value	0%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	25,488
Density	967 / mi²
Median household income	\$49K
Average household income	\$62K
Crime index (US avg 100)	134
Air pollution index (US avg 100)	95
Earthquake index (US avg 100)	43
Homes occupied	87%
Bachelor's or higher	9%
Poverty rate	18.8%
Unemployment	1.5%
Average temp	52°F
Annual precip	40 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.