

Danville 61834

ZIP code · IL · Illinois · Vermilion County · Danville

BUYER'S MARKET

\$157K

MEDIAN SALE PRICE

-10.2%

1-YR CHANGE

64

SALES (12 MO)

\$169K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 21 / 100



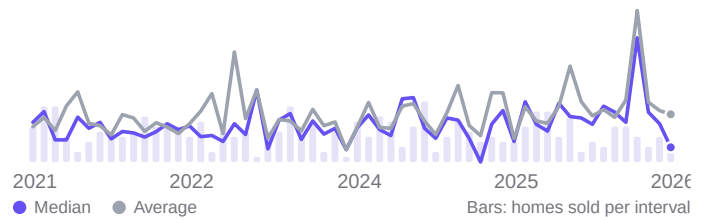
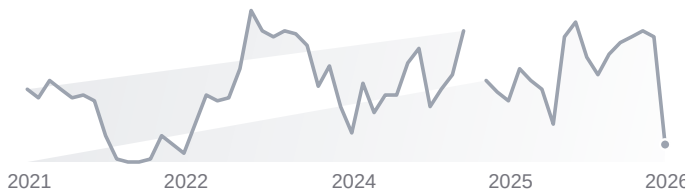
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

21 / 100

Sale prices

Median \$90K · Average \$202K

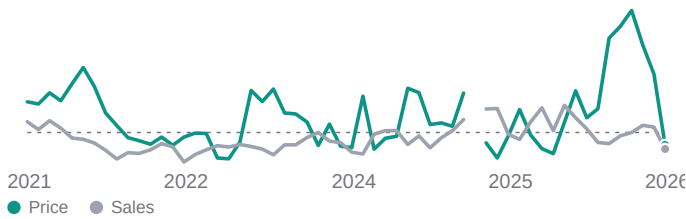


Growth (year over year)

Price -10.2% · Sales -13.5%

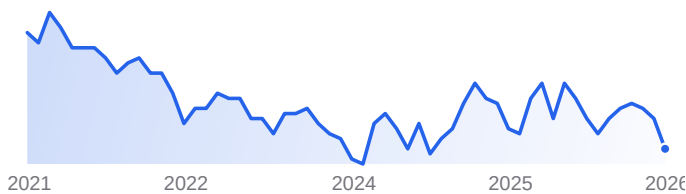
Sale premium vs estimated value

-22.1%



Annual turnover (share of homes sold)

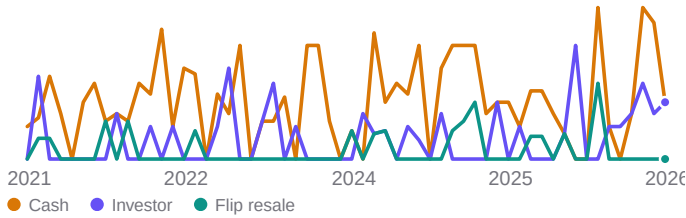
2.3%



BUYERS & OUTCOMES

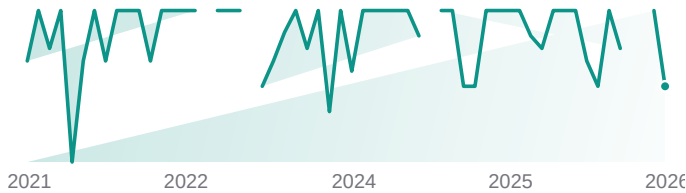
Buyer mix

Cash 25% · Investor 25% · Flip resale 0%



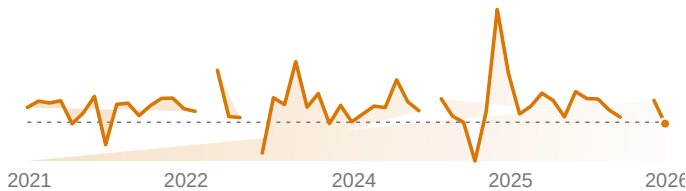
Sellers who sold at a gain

50%

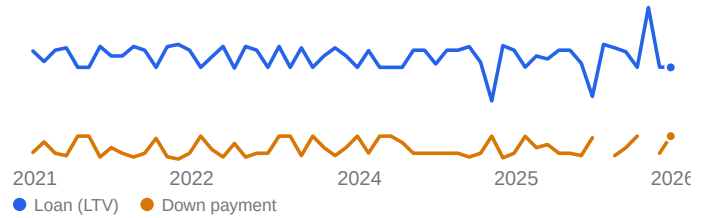


Median annualized return at resale

-0.4%

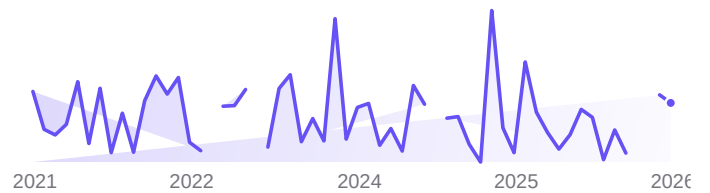


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



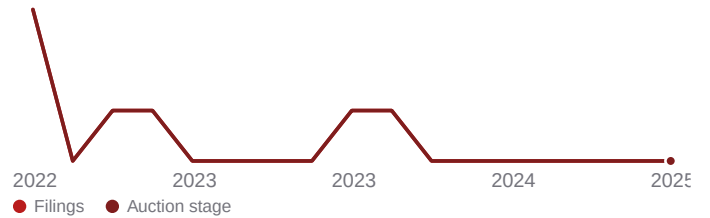
Typical hold before selling

7.9 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,766
Median value (AVM)	\$169K
Single family	83%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	59%
Underwater (LTV 125% or more)	5.0%
Owner occupied	81%
Company owned	7.2%
Median loan-to-value	40%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	13,199
Density	131 / mi²
Median household income	\$63K
Average household income	\$82K
Crime index (US avg 100)	102
Air pollution index (US avg 100)	93
Earthquake index (US avg 100)	47
Homes occupied	91%
Bachelor's or higher	11%
Poverty rate	15.9%
Unemployment	1.7%
Average temp	52°F
Annual precip	39 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.