

# Irving 62051

ZIP code · IL · Illinois · Montgomery County · Irving

SELLER'S MARKET

**\$168K**

MEDIAN SALE PRICE

**+225.6%**

1-YR CHANGE

**10**

SALES (12 MO)

**\$83K**

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 72 / 100



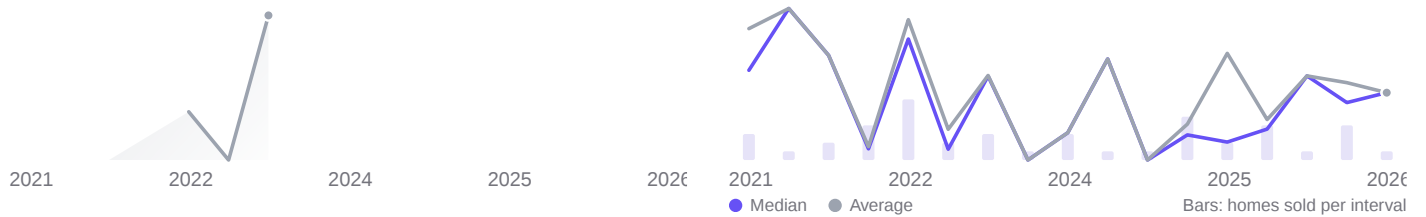
## MARKET TRENDS (5 YEARS)

Market temperature (0–100)

72 / 100

Sale prices

Median \$125K · Average \$125K

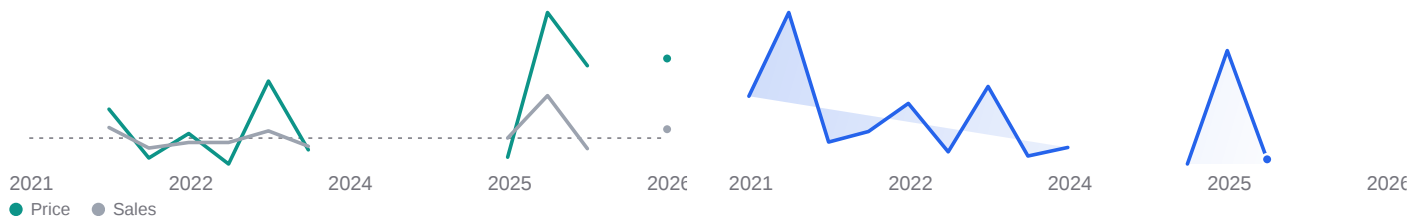


Growth (year over year)

Price +225.6% · Sales +25.0%

Price per square foot

\$25/ft²

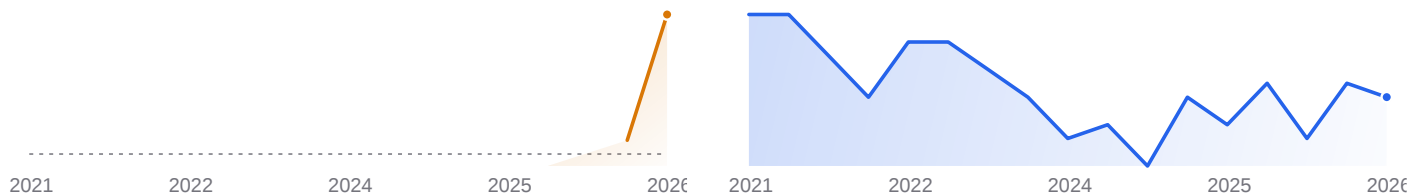


Sale premium vs estimated value

+40.0%

Annual turnover (share of homes sold)

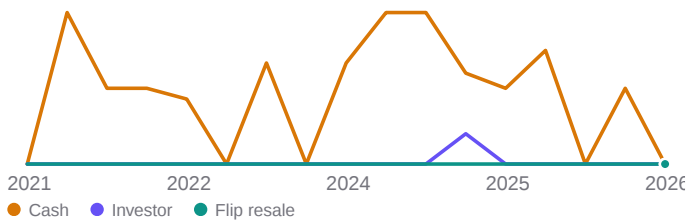
2.4%



## BUYERS & OUTCOMES

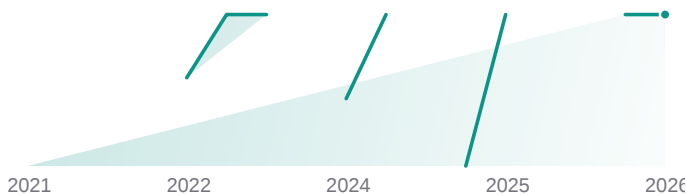
### Buyer mix

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



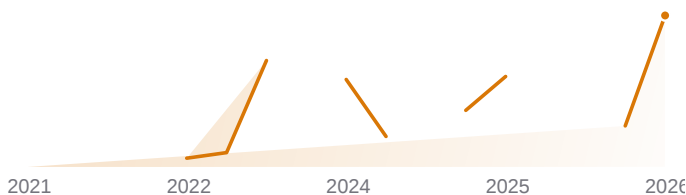
### Sellers who sold at a gain

100%

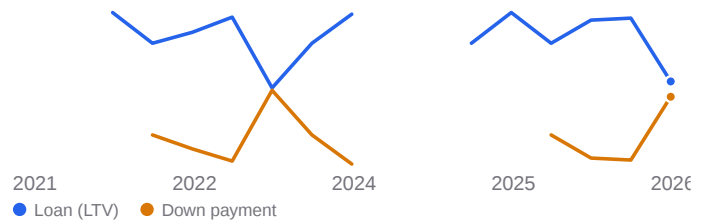


### Median annualized return at resale

+32.9%

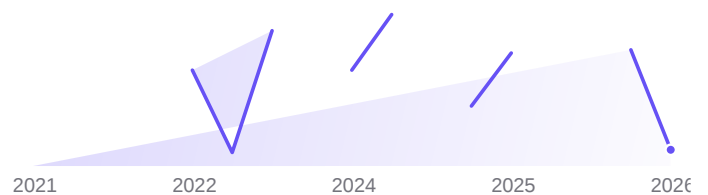


Financing (share of purchase price) Loan (LTV) 55% · Down payment 45%



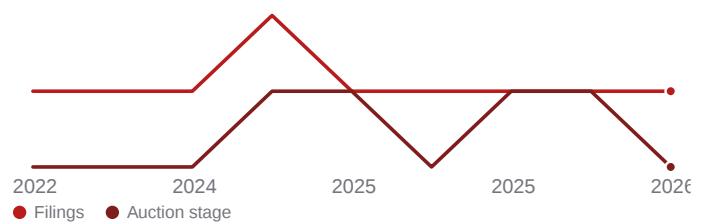
### Typical hold before selling

2.9 yrs



### Preforeclosure filings

Filings 1 · Auction stage 0



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 411       |
| Median value (AVM) | \$83K     |
| Median size        | 1,068 ft² |
| Median year built  | 1960      |
| Single family      | 70%       |

## EQUITY & OWNERSHIP

|                               |          |
|-------------------------------|----------|
| Equity rich (LTV 50% or less) | 62%      |
| Underwater (LTV 125% or more) | 7.4%     |
| Owner occupied                | 81%      |
| Company owned                 | 5.6%     |
| Median loan-to-value          | 0%       |
| Typical ownership tenure      | 20.6 yrs |

## COMMUNITY

|                                  |                      |
|----------------------------------|----------------------|
| Population                       | 588                  |
| Density                          | 16 / mi <sup>2</sup> |
| Median household income          | \$65K                |
| Average household income         | \$90K                |
| Crime index (US avg 100)         | 127                  |
| Air pollution index (US avg 100) | 87                   |
| Earthquake index (US avg 100)    | 98                   |
| Homes occupied                   | 90%                  |
| Bachelor's or higher             | 10%                  |
| Poverty rate                     | 15.2%                |
| Unemployment                     | 1.3%                 |
| Average temp                     | 54°F                 |
| Annual precip                    | 39 in                |
| Sunshine                         | 59%                  |

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.