



Dunlap lands lofty spot in national real estate survey

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DUNLAP — 1. Wilshire Heights, Texas.

2. Lemont, Penn.

3. Dunlap.

Niche, a national real estate survey website, has listed Dunlap as a very good place to buy a home in 2018.

As in third place in America good.

“Our aim is always to give people the most information possible for making huge decisions, like buying a home, and it’s important to us to analyze data from all places, even small ones, to do that,” Niche spokeswoman Jessica Hair said Wednesday. “We analyzed 15,715 places across the United States to create this ranking, so a number three spot is definitely something to be proud of.”

The ranking includes many financial factors such as monthly housing cost, home value to income ratio, cost of living, median home values (and percent change in those home values), and taxes. The data is combined with statistics about the local public school districts, home ownership percentage, and more.

“To choose our ranking factors, we tried to marry what our user research suggests people are seeking when they’re looking to buy a home and the data that’s available,” Hair said.

With the median home listed at \$264,600, Dunlap ranked first in home-buying value in Illinois. In a separate ranking, Peoria was listed as the 85th best spot to live in the United States.

The Dunlap School District received an A-plus grade in the survey, a strong factor in its third place ranking even though a large majority of its students reside in the city of Peoria. The village of Dunlap only has about 1,300 residents and few new housing developments. The population responsible for the rapid increase of the school district lives mostly in Far North Peoria.

“We calculate the overlap between towns and school district boundaries,” Hair said. “If Dunlap is 80 percent in School District A and 20 percent in School District B, the public schools ‘grade’ Grade will be weighted 80 percent for SD A and 20 percent for SD B. Since Dunlap is 100 percent in the Dunlap Community school district, it just receives the public schools grade for that district. Even though North Peoria also sends students to those schools, it’s not part of the calculation for Dunlap specifically.”

Rounding out the top 10 are Chackbay, La., Bradford Woods, Penn., Lakeview Heights, Texas, Carmel, Ind., Madison, Ala., and East Grand Rapids, Mich.

The complete study can be viewed at niche.com.

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