

Coles County, IL

County · IL · Illinois

SELLER'S MARKET

\$146K

MEDIAN SALE PRICE

+8.7%

1-YR CHANGE

673

SALES (12 MO)

\$140K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 62 / 100

Buyer's market

Balanced

Seller's market

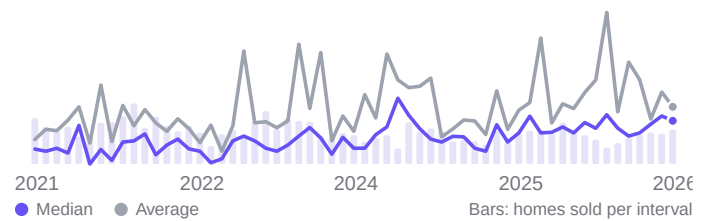
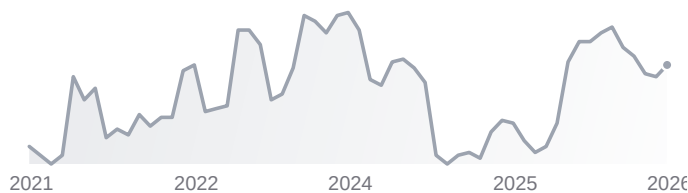
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

62 / 100

Sale prices

Median \$145K · Average \$168K

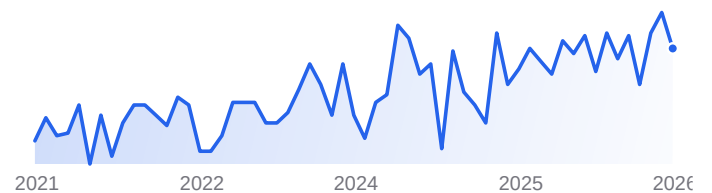
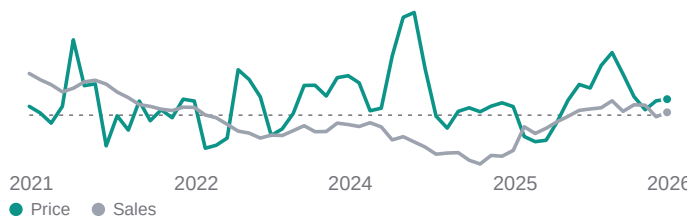


Growth (year over year)

Price +8.7% · Sales +1.5%

Price per square foot

\$104/ft²

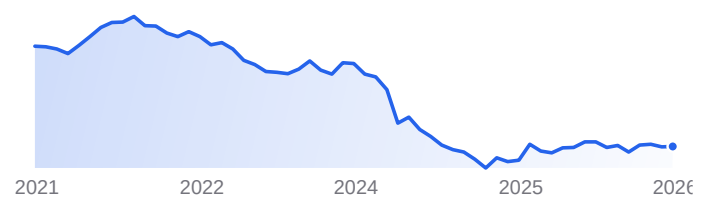


Sale premium vs estimated value

+1.1%

Annual turnover (share of homes sold)

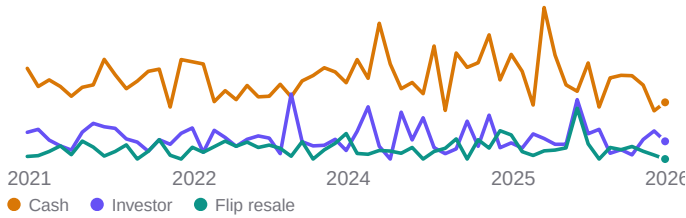
3.9%



BUYERS & OUTCOMES

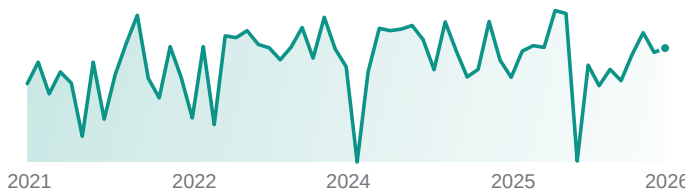
Buyer mix

Cash 24% · Investor 7.5% · Flip resale 0%



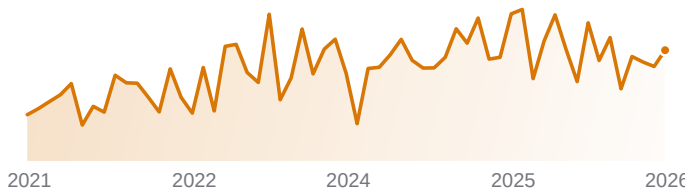
Sellers who sold at a gain

89%

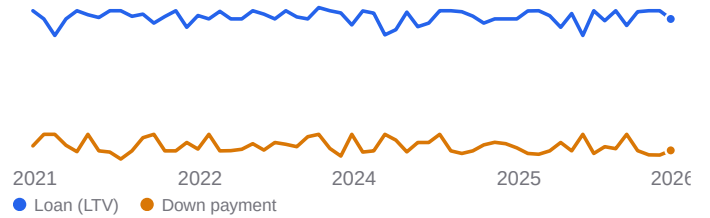


Median annualized return at resale

+6.6%

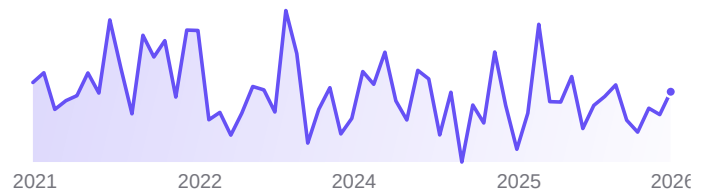


Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



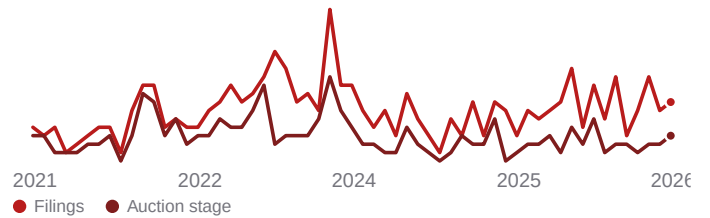
Typical hold before selling

5.7 yrs



Preforeclosure filings

Filings 7 · Auction stage 3



HOUSING STOCK

Homes	17,478
Median value (AVM)	\$140K
Median size	1,432 ft²
Median bedrooms	3
Median year built	1956
Single family	90%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	58%
Underwater (LTV 125% or more)	2.6%
Owner occupied	76%
Company owned	14%
Median loan-to-value	41%
Typical ownership tenure	15.6 yrs

COMMUNITY

Population	46,450
Density	91 / mi²
Median household income	\$56K
Average household income	\$76K
Crime index (US avg 100)	117
Air pollution index (US avg 100)	90
Earthquake index (US avg 100)	84
Homes occupied	88%
Bachelor's or higher	18%
Poverty rate	16.8%
Unemployment	1.3%
Average temp	53°F
Annual precip	41 in
Sunshine	59%

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.