

Henry County, IL

County · IL · Illinois

BALANCED MARKET

\$138K

MEDIAN SALE PRICE

-6.2%

1-YR CHANGE

810

SALES (12 MO)

\$161K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 51 / 100

Buyer's market

Balanced

Seller's market

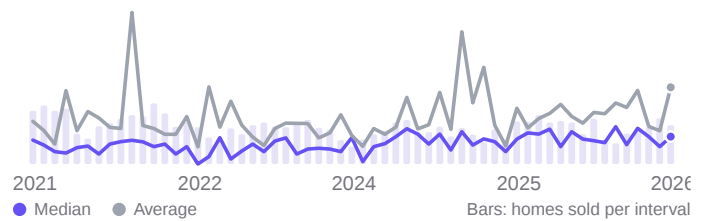
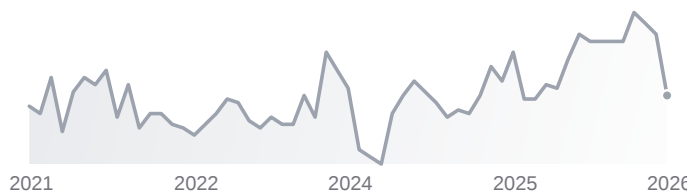
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

51 / 100

Sale prices

Median \$145K · Average \$244K

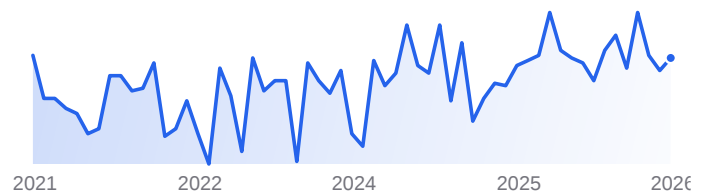
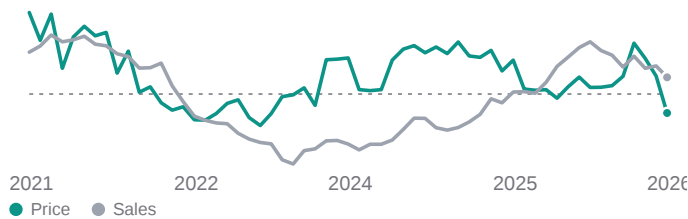


Growth (year over year)

Price -6.2% · Sales +5.5%

Price per square foot

\$116/ft²

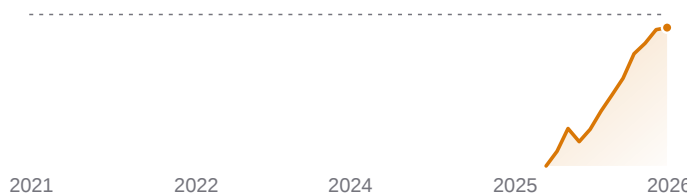


Sale premium vs estimated value

-0.5%

Annual turnover (share of homes sold)

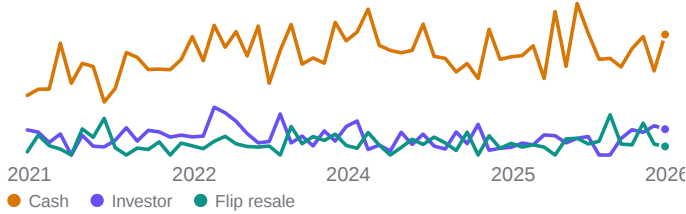
3.8%



BUYERS & OUTCOMES

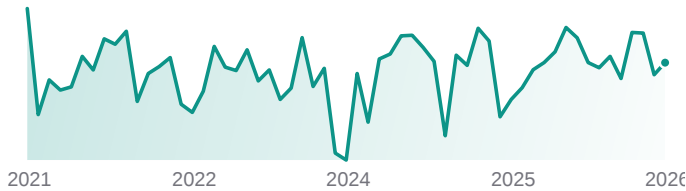
Buyer mix

Cash 38% · Investor 8.2% · Flip resale 2.7%



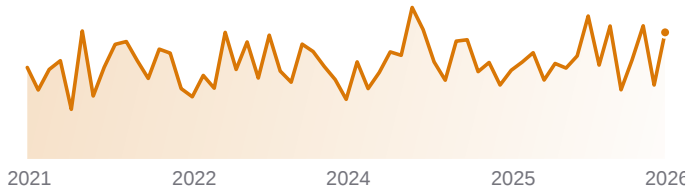
Sellers who sold at a gain

88%

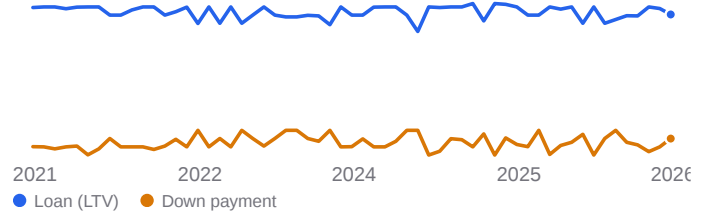


Median annualized return at resale

+6.3%

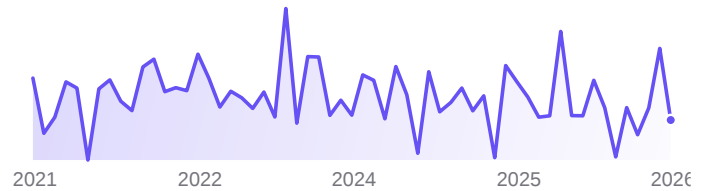


Financing (share of purchase price) Loan (LTV) 90% · Down payment 15%



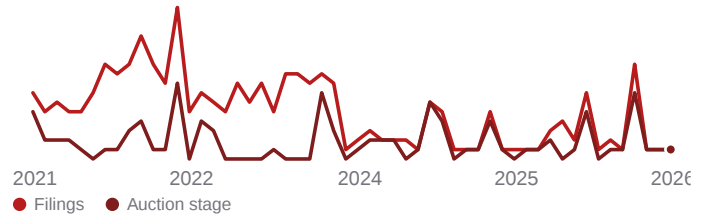
Typical hold before selling

5.0 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	21,133
Median value (AVM)	\$161K
Median size	1,224 ft²
Median bedrooms	3
Median year built	1949
Single family	86%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	52%
Underwater (LTV 125% or more)	3.4%
Owner occupied	80%
Company owned	10%
Median loan-to-value	49%
Typical ownership tenure	17.5 yrs

COMMUNITY

Population	48,354
Density	59 / mi²
Median household income	\$69K
Average household income	\$91K
Crime index (US avg 100)	99
Air pollution index (US avg 100)	80
Earthquake index (US avg 100)	34
Homes occupied	92%
Bachelor's or higher	18%
Poverty rate	8.0%
Unemployment	1.5%
Average temp	50°F
Annual precip	37 in
Sunshine	55%

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.