

Charleston

City · IL · Illinois > Coles County

SELLER'S MARKET

\$167K

MEDIAN SALE PRICE

+7.3%

1-YR CHANGE

281

SALES (12 MO)

\$168K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 62 / 100



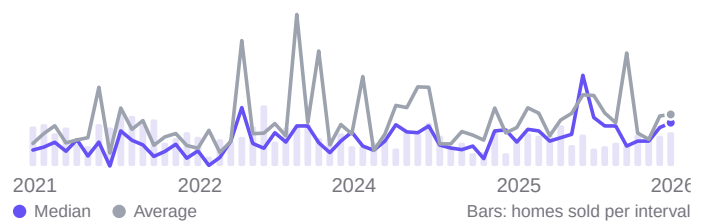
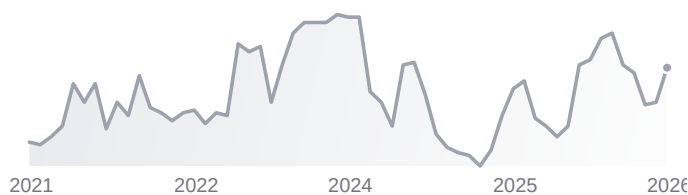
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

62 / 100

Sale prices

Median \$190K · Average \$215K

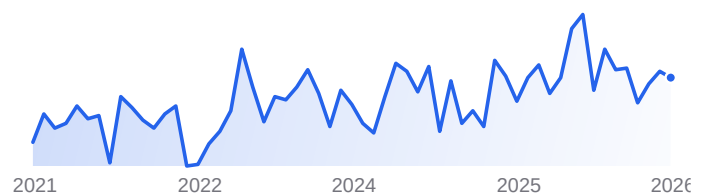
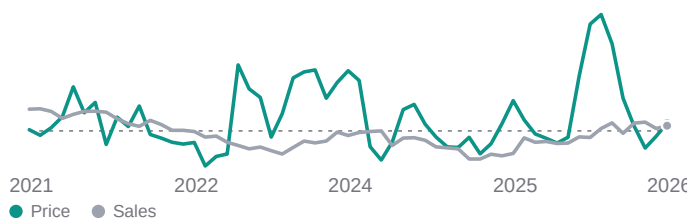


Growth (year over year)

Price +7.3% · Sales +4.9%

Price per square foot

\$106/ft²

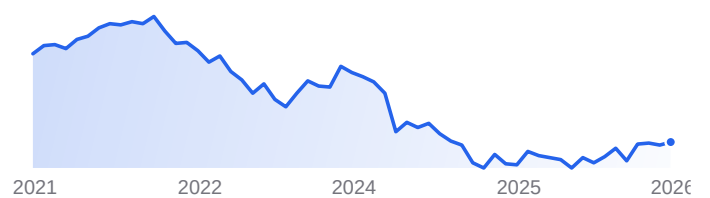


Sale premium vs estimated value

+1.1%

Annual turnover (share of homes sold)

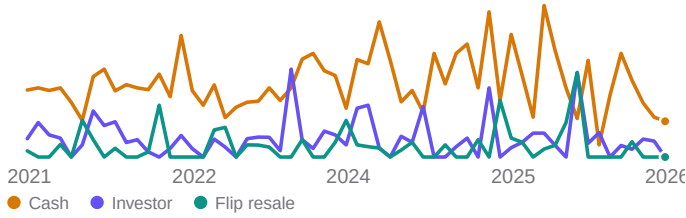
4.3%



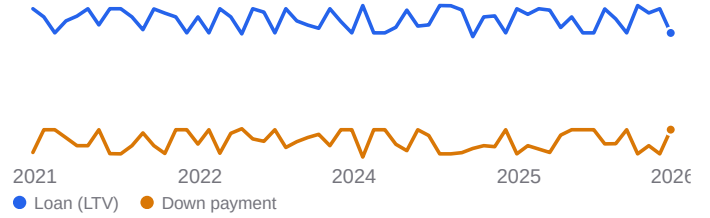
BUYERS & OUTCOMES

Buyer mix

Cash 17% · Investor 0% · Flip resale 0%

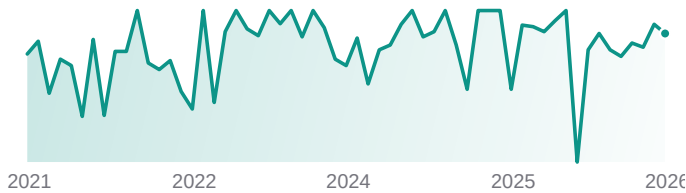


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



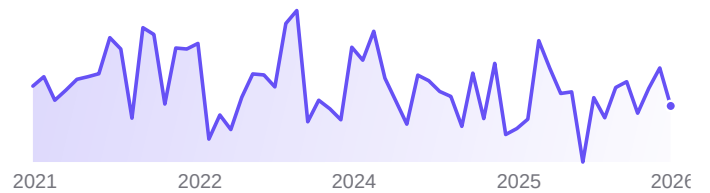
Sellers who sold at a gain

92%



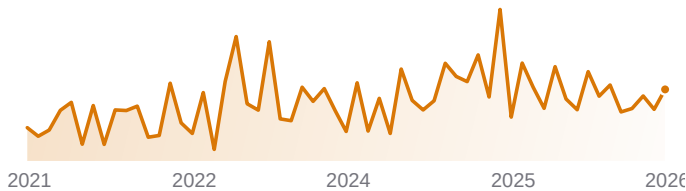
Typical hold before selling

4.5 yrs



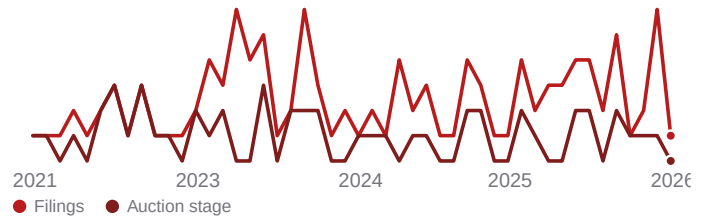
Median annualized return at resale

+6.6%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	6,491
Median value (AVM)	\$168K
Median size	1,523 ft²
Median bedrooms	3
Median year built	1967
Single family	91%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	60%
Underwater (LTV 125% or more)	2.4%
Owner occupied	75%
Company owned	14%
Median loan-to-value	41%
Typical ownership tenure	13.9 yrs

COMMUNITY

Population	17,218
Density	1,938 / mi²
Median household income	\$48K
Average household income	\$69K
Crime index (US avg 100)	124
Air pollution index (US avg 100)	90
Earthquake index (US avg 100)	83
Homes occupied	86%
Bachelor's or higher	21%
Poverty rate	20.2%
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.