

Mattoon

City · IL · Illinois > Coles County

SELLER'S MARKET

\$132K

MEDIAN SALE PRICE

+16.3%

1-YR CHANGE

312

SALES (12 MO)

\$118K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 60 / 100



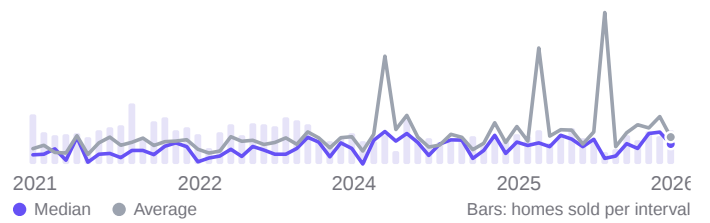
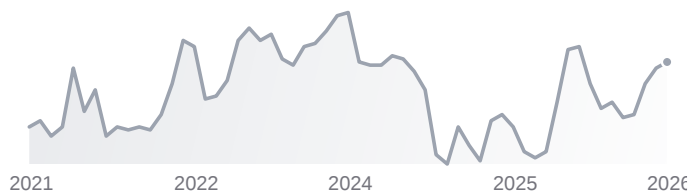
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

60 / 100

Sale prices

Median \$112K · Average \$130K

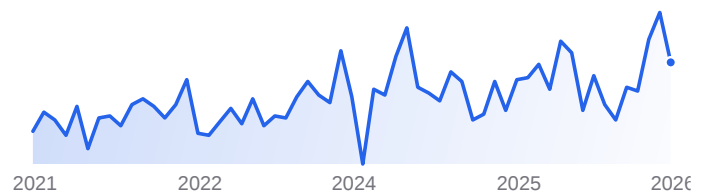
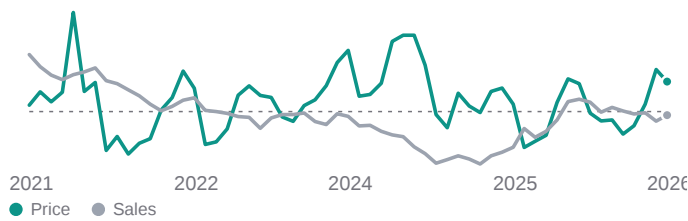


Growth (year over year)

Price +16.3% · Sales -1.9%

Price per square foot

\$102/ft²

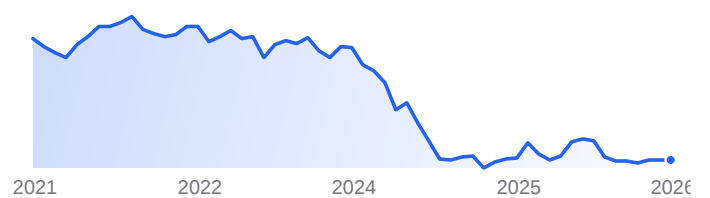


Sale premium vs estimated value

+6.8%

Annual turnover (share of homes sold)

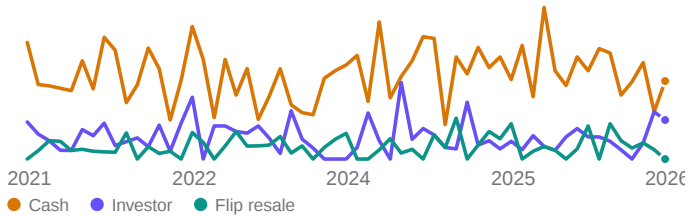
3.8%



BUYERS & OUTCOMES

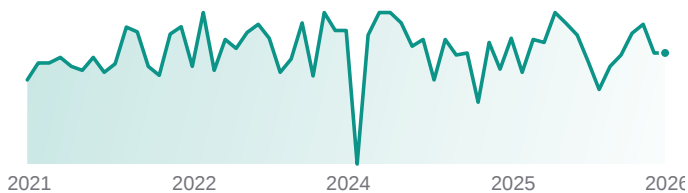
Buyer mix

Cash 29% · Investor 15% · Flip resale 0%



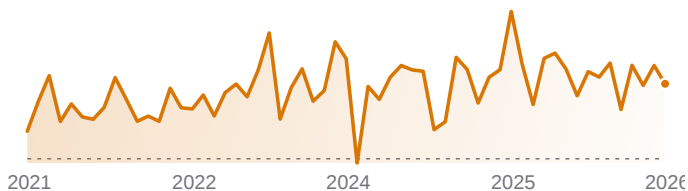
Sellers who sold at a gain

85%

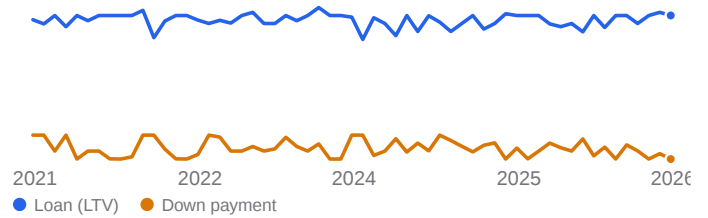


Median annualized return at resale

+5.9%

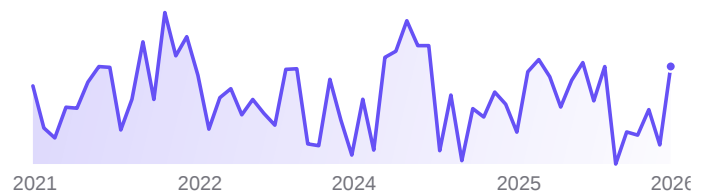


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



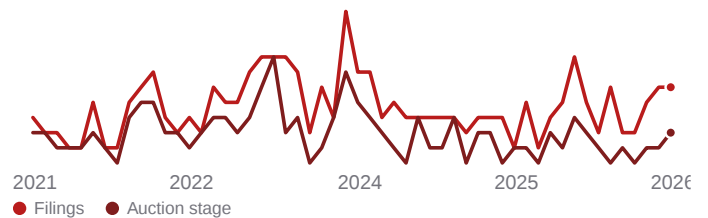
Typical hold before selling

7.0 yrs



Preforeclosure filings

Filings 5 · Auction stage 2



HOUSING STOCK

Homes	8,187
Median value (AVM)	\$118K
Median size	1,346 ft²
Median bedrooms	3
Median year built	1949
Single family	96%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	52%
Underwater (LTV 125% or more)	2.6%
Owner occupied	79%
Company owned	13%
Median loan-to-value	48%
Typical ownership tenure	14.9 yrs

COMMUNITY

Population	16,688
Density	1,618 / mi²
Median household income	\$50K
Average household income	\$71K
Crime index (US avg 100)	118
Air pollution index (US avg 100)	91
Earthquake index (US avg 100)	86
Homes occupied	91%
Bachelor's or higher	13%
Poverty rate	17.6%
Unemployment	1.3%
Average temp	53°F
Annual precip	40 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.