

# Coal City 60416

ZIP code · IL · Illinois > Grundy County > Coal City

BALANCED MARKET

\$269K

MEDIAN SALE PRICE

+7.4%

1-YR CHANGE

132

SALES (12 MO)

\$291K

MEDIAN VALUE (AVM)

Market temperature

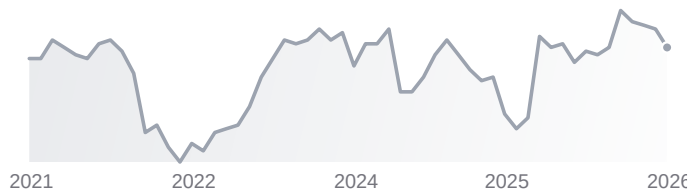
Balanced market · 59 / 100



## MARKET TRENDS (5 YEARS)

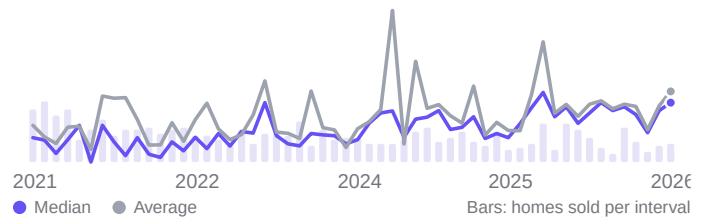
Market temperature (0-100)

59 / 100



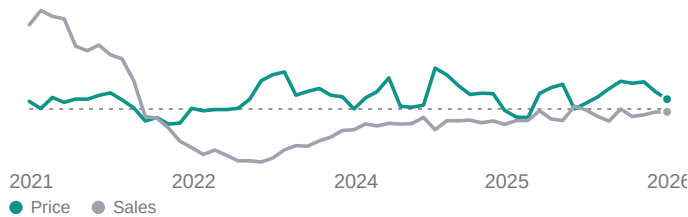
Sale prices

Median \$300K · Average \$327K



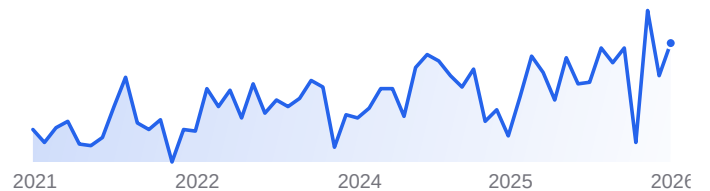
Growth (year over year)

Price +7.4% · Sales -2.2%



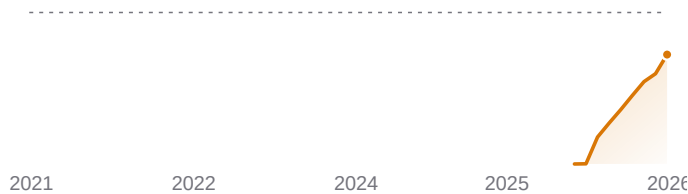
Price per square foot

\$195/ft²



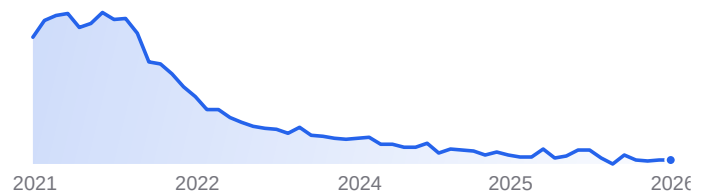
Sale premium vs estimated value

-2.2%



Annual turnover (share of homes sold)

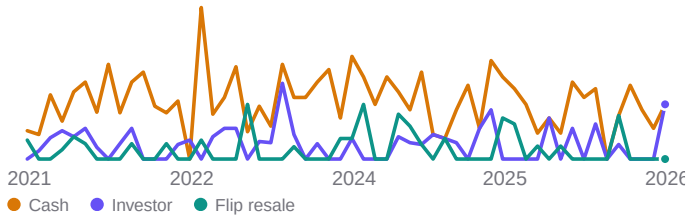
3.9%



## BUYERS & OUTCOMES

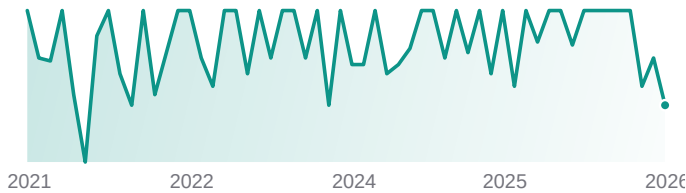
### Buyer mix

Cash 22% · Investor 22% · Flip resale 0%



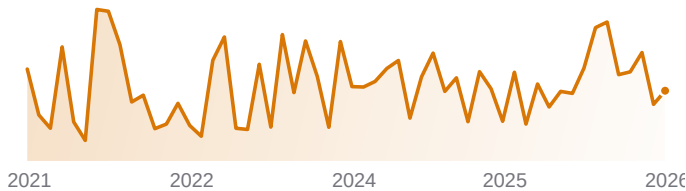
### Sellers who sold at a gain

75%

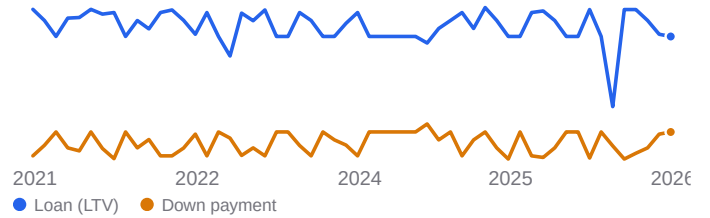


### Median annualized return at resale

+4.6%

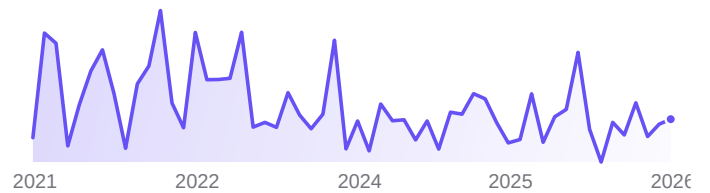


### Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



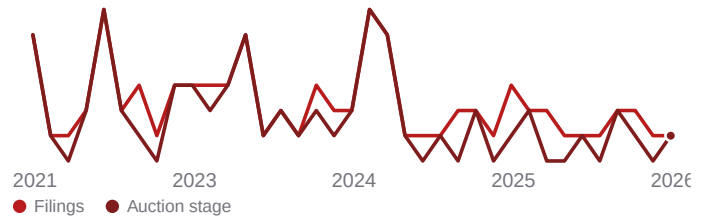
### Typical hold before selling

5.7 yrs



### Preforeclosure filings

Filings 1 · Auction stage 1



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 3,418     |
| Median value (AVM) | \$291K    |
| Median size        | 1,508 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1984      |
| Single family      | 98%       |

## EQUITY & OWNERSHIP

|                               |           |
|-------------------------------|-----------|
| Equity rich (LTV 50% or less) | 46%       |
| Underwater (LTV 125% or more) | 1.7%      |
| Owner occupied                | 86%       |
| Company owned                 | 13%       |
| Median loan-to-value          | 53%       |
| Typical ownership tenure      | 126.6 yrs |

## COMMUNITY

|                                  |           |
|----------------------------------|-----------|
| Population                       | 9,053     |
| Density                          | 394 / mi² |
| Median household income          | \$80K     |
| Average household income         | \$103K    |
| Crime index (US avg 100)         | 128       |
| Air pollution index (US avg 100) | 71        |
| Earthquake index (US avg 100)    | 45        |
| Homes occupied                   | 95%       |
| Bachelor's or higher             | 14%       |
| Poverty rate                     | 5.5%      |
| Unemployment                     | 1.6%      |
| Average temp                     | 50°F      |
| Annual precip                    | 37 in     |
| Sunshine                         | 54%       |

Market metrics are derived from recorded arms-length deeds through April 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.