

Caledonia 61011

ZIP code · IL · Illinois · Boone County · Caledonia

BUYER'S MARKET

\$394K

MEDIAN SALE PRICE

-4.4%

1-YR CHANGE

33

SALES (12 MO)

\$388K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 38 / 100



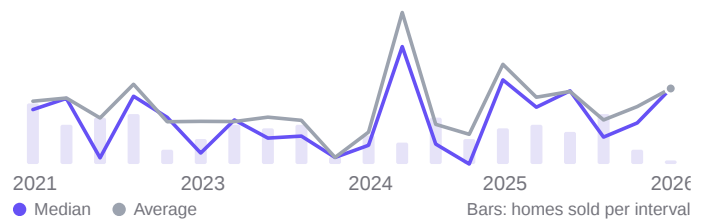
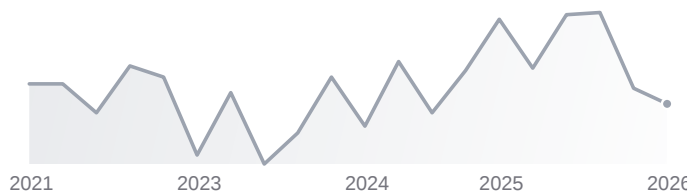
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

38 / 100

Sale prices

Median \$460K · Average \$460K

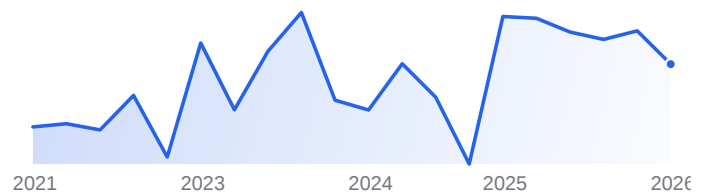
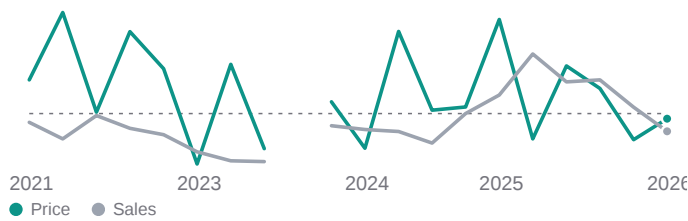


Growth (year over year)

Price -4.4% · Sales -15.4%

Price per square foot

\$148/ft²



Sale premium vs estimated value

-0.6%

Annual turnover (share of homes sold)

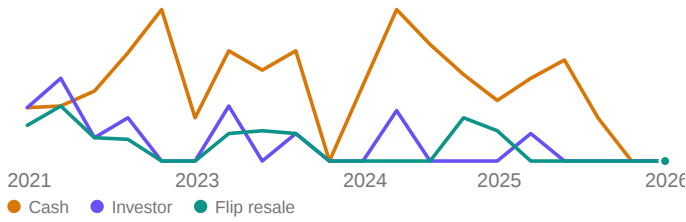
2.8%



BUYERS & OUTCOMES

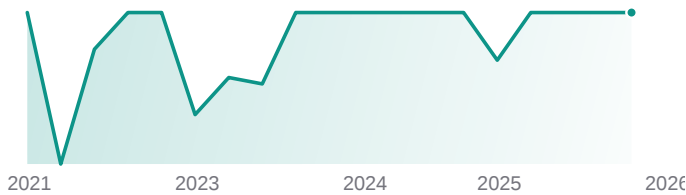
Buyer mix

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



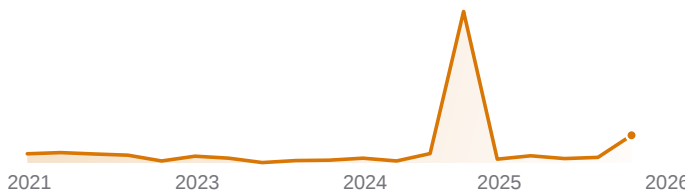
Sellers who sold at a gain

100%

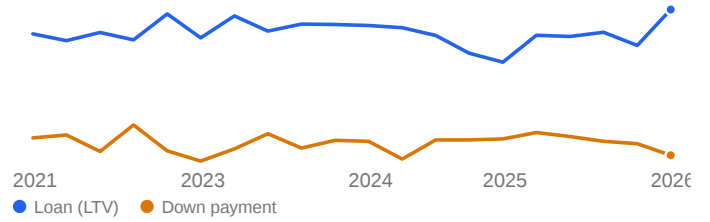


Median annualized return at resale

+25.5%

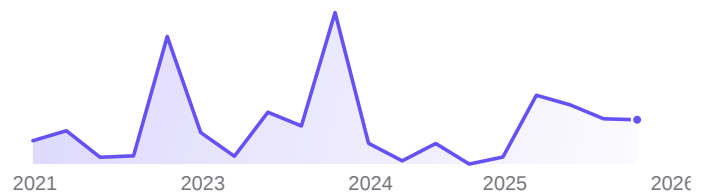


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



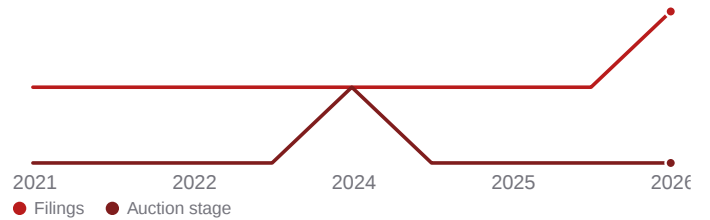
Typical hold before selling

8.2 yrs



Preforeclosure filings

Filings 2 · Auction stage 0



HOUSING STOCK

Homes	1,173
Median value (AVM)	\$388K
Median size	2,198 ft²
Median bedrooms	3
Median year built	1990
Single family	99%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	56%
Underwater (LTV 125% or more)	2.3%
Owner occupied	89%
Company owned	26%
Median loan-to-value	45%
Typical ownership tenure	17.2 yrs

COMMUNITY

Population	5,733
Density	149 / mi²
Median household income	\$127K
Average household income	\$138K
Crime index (US avg 100)	53
Air pollution index (US avg 100)	89
Earthquake index (US avg 100)	41
Homes occupied	96%
Bachelor's or higher	26%
Poverty rate	6.1%
Unemployment	1.8%
Average temp	48°F
Annual precip	35 in
Sunshine	54%

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