

Cherry Valley 61016

ZIP code · IL · Illinois · Boone County · Cherry Valley

BALANCED MARKET

\$272K

MEDIAN SALE PRICE

-1.7%

1-YR CHANGE

80

SALES (12 MO)

\$296K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 58 / 100



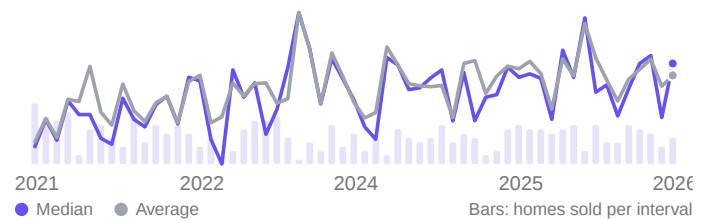
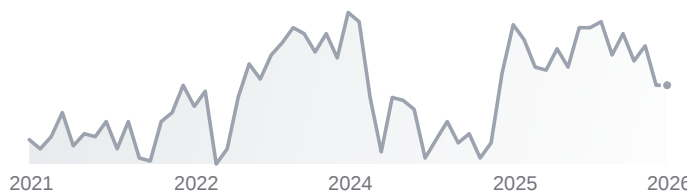
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

58 / 100

Sale prices

Median \$303K · Average \$279K

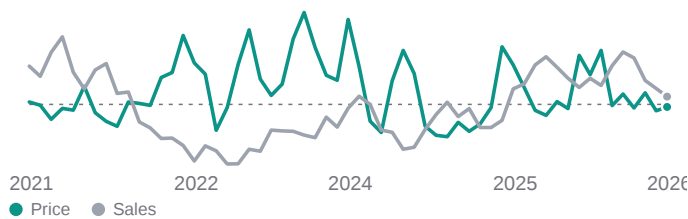


Growth (year over year)

Price -1.7% · Sales +5.3%

Price per square foot

\$97/ft²

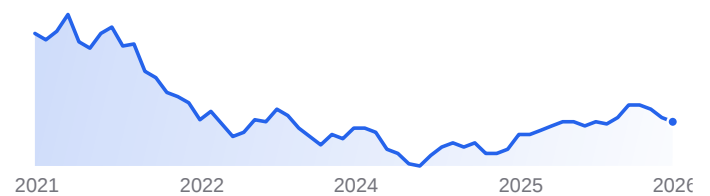
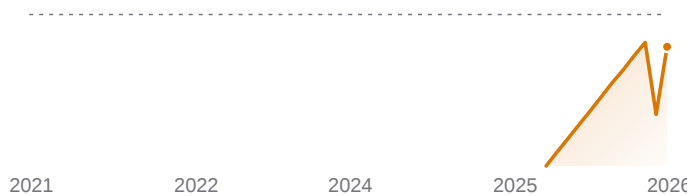


Sale premium vs estimated value

-1.4%

Annual turnover (share of homes sold)

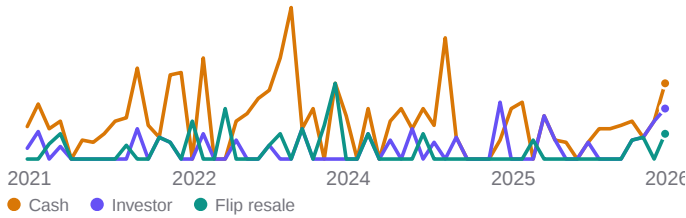
4.1%



BUYERS & OUTCOMES

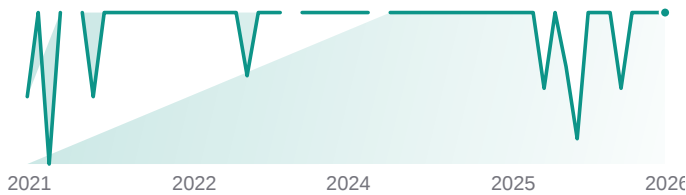
Buyer mix

Cash 50% · Investor 33% · Flip resale 17%



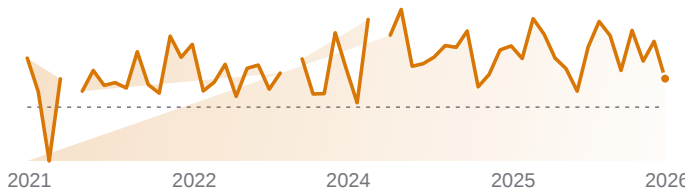
Sellers who sold at a gain

100%

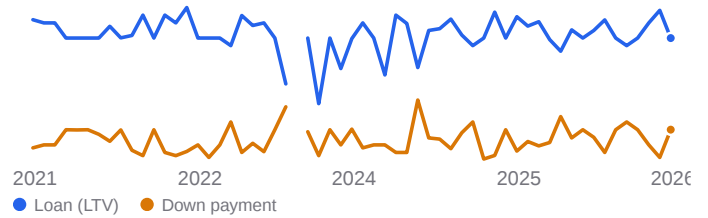


Median annualized return at resale

+3.6%

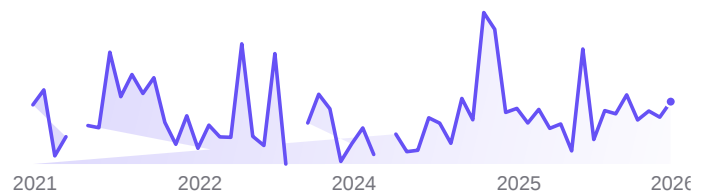


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



Typical hold before selling

9.0 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,944
Median value (AVM)	\$296K
Median size	3,100 ft²
Median bedrooms	3
Median year built	1987
Single family	84%
Condos	9.8%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	60%
Underwater (LTV 125% or more)	1.0%
Owner occupied	90%
Company owned	17%
Median loan-to-value	44%

Typical ownership tenure

16.0 yrs

COMMUNITY

Population	4,775
Density	163 / mi²
Median household income	\$88K
Average household income	\$110K
Crime index (US avg 100)	64
Air pollution index (US avg 100)	87
Earthquake index (US avg 100)	39
Homes occupied	96%
Bachelor's or higher	21%
Poverty rate	5.7%
Unemployment	1.6%
Average temp	48°F
Annual precip	35 in
Sunshine	53%

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.