

Andover 61233

ZIP code · IL · Illinois > Henry County > Andover

SELLER'S MARKET

\$160K

MEDIAN SALE PRICE

+15.9%

1-YR CHANGE

7

SALES (12 MO)

\$161K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 71 / 100

Buyer's market

Balanced

Seller's market

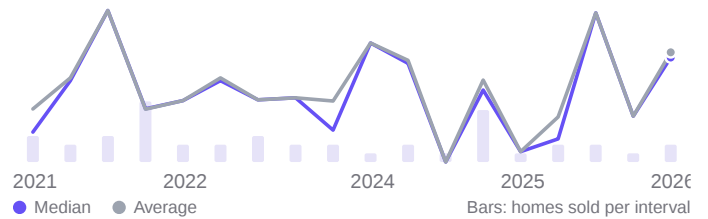
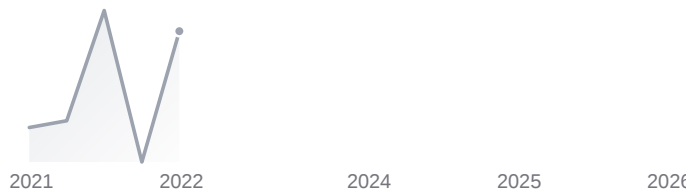
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

71 / 100

Sale prices

Median \$210K · Average \$219K

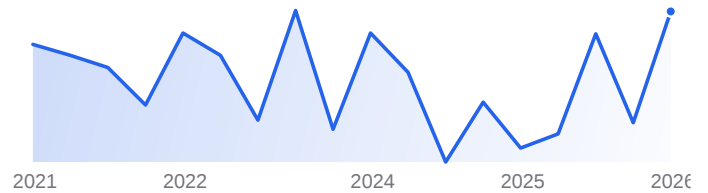
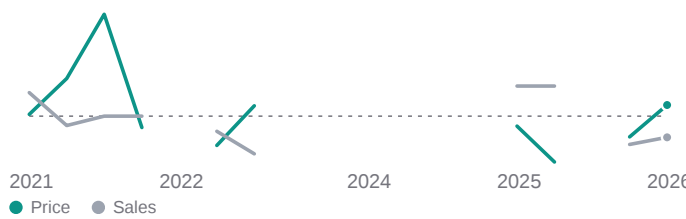


Growth (year over year)

Price +15.9% · Sales -30.0%

Price per square foot

\$190/ft²

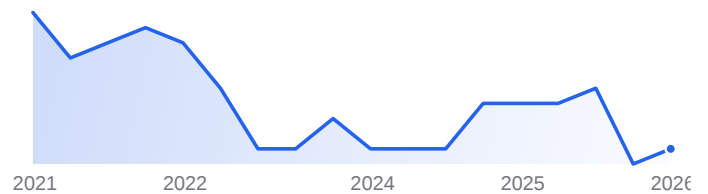


Sale premium vs estimated value

-6.9%

Annual turnover (share of homes sold)

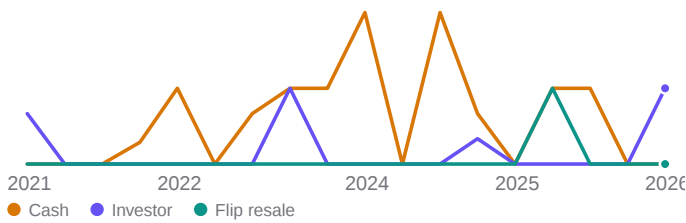
3.0%



BUYERS & OUTCOMES

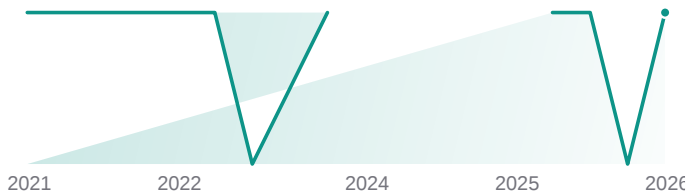
Buyer mix

Cash 0% · Investor 50% · Flip resale 0%



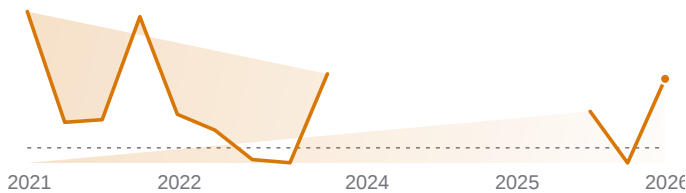
Sellers who sold at a gain

100%

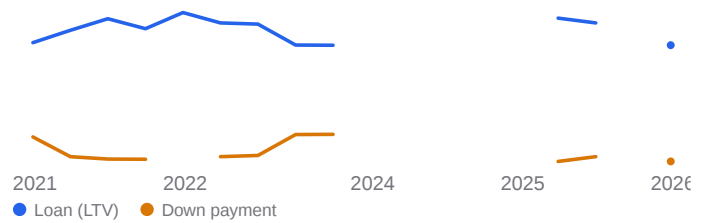


Median annualized return at resale

+6.4%

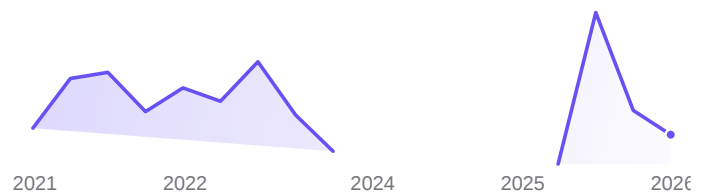


Financing (share of purchase price) Loan (LTV) 80% · Down payment 1.8%



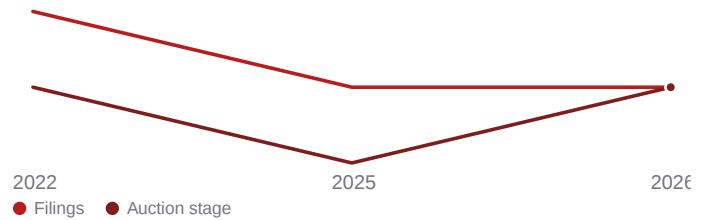
Typical hold before selling

3.9 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	233
Median value (AVM)	\$161K
Median size	1,209 ft²
Median bedrooms	3
Median year built	1968
Single family	97%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	41%
Underwater (LTV 125% or more)	4.3%
Owner occupied	88%
Company owned	12%
Median loan-to-value	59%
Typical ownership tenure	15.4 yrs

COMMUNITY

Population	4
Density	46 / mi²
Median household income	\$63K
Average household income	\$72K
Crime index (US avg 100)	110
Air pollution index (US avg 100)	80
Earthquake index (US avg 100)	34
Homes occupied	95%
Bachelor's or higher	17%
Poverty rate	4.8%
Unemployment	1.5%
Average temp	50°F
Annual precip	37 in
Sunshine	55%

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.