

Coal Valley 61240

ZIP code · IL · Illinois > Henry County > Coal Valley

BALANCED MARKET

\$204K

MEDIAN SALE PRICE

-17.5%

1-YR CHANGE

92

SALES (12 MO)

\$282K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 51 / 100

Buyer's market

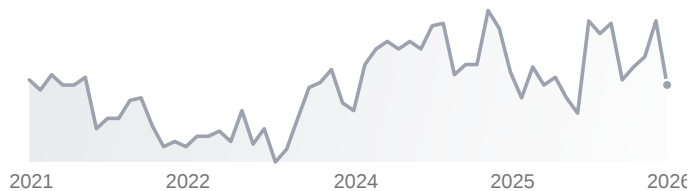
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

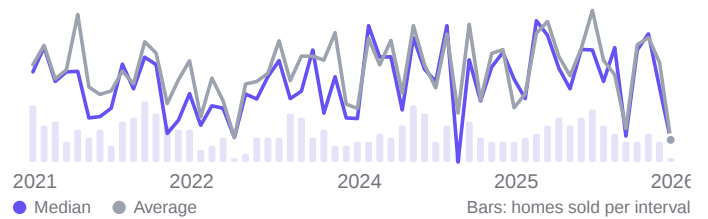
Market temperature (0–100)

51 / 100



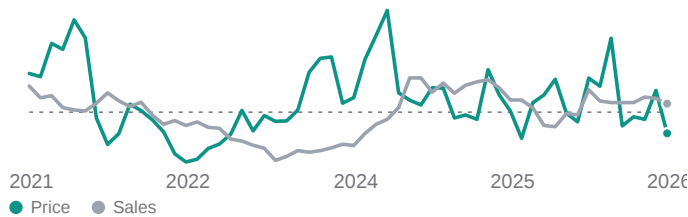
Sale prices

Median \$95K · Average \$95K



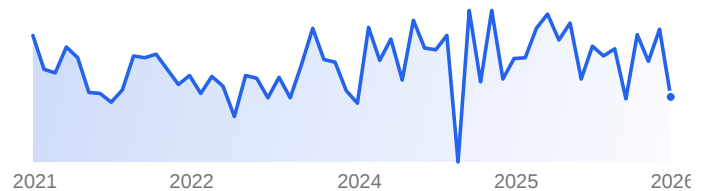
Growth (year over year)

Price -17.5% · Sales +7.0%



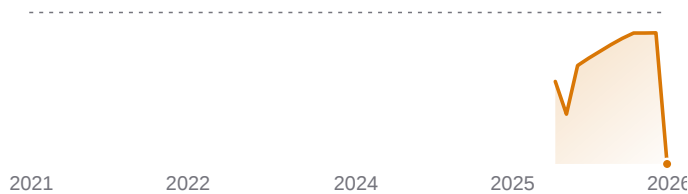
Price per square foot

\$106/ft²



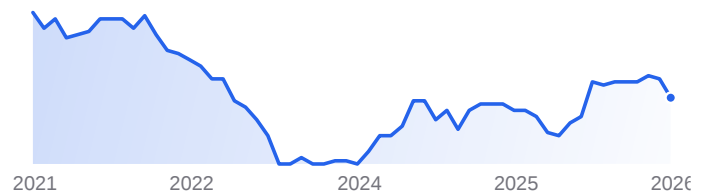
Sale premium vs estimated value

-1.8%



Annual turnover (share of homes sold)

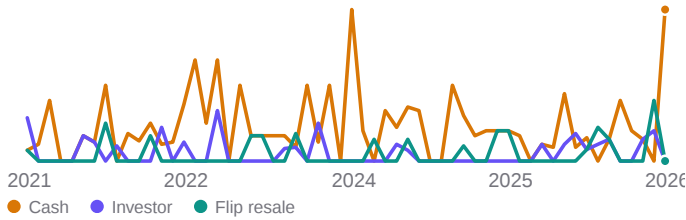
3.9%



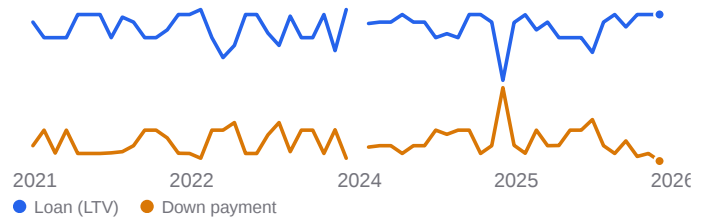
BUYERS & OUTCOMES

Buyer mix

Cash 100% · Investor 0% · Flip resale 0%

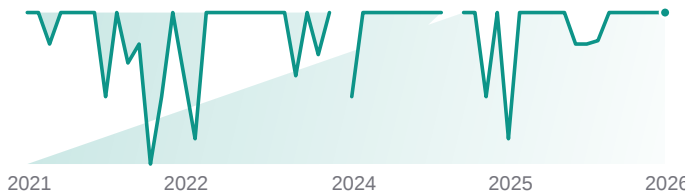


Financing (share of purchase price) Loan (LTV) 95% · Down payment 0.0%



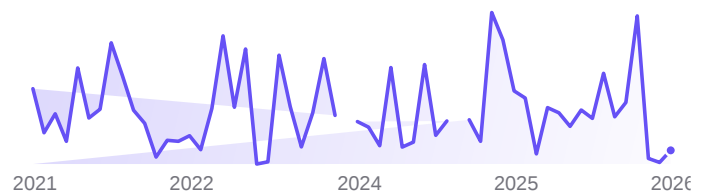
Sellers who sold at a gain

100%



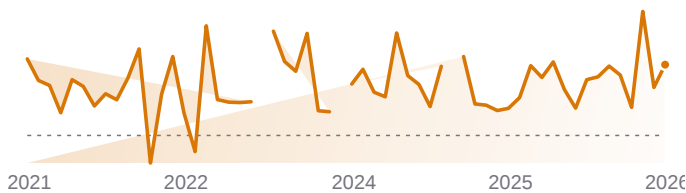
Typical hold before selling

2.0 yrs



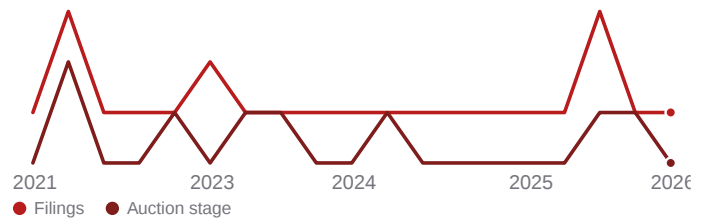
Median annualized return at resale

+5.1%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	2,351
Median value (AVM)	\$282K
Median size	1,526 ft²
Median bedrooms	3
Median year built	1976
Single family	92%
Condos	0.5%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	43%
Underwater (LTV 125% or more)	2.2%
Owner occupied	91%
Company owned	15%
Median loan-to-value	57%

Typical ownership tenure

19.1 yrs

COMMUNITY

Population	6,033
Density	161 / mi²
Median household income	\$98K
Average household income	\$117K
Crime index (US avg 100)	47
Air pollution index (US avg 100)	83
Earthquake index (US avg 100)	27
Homes occupied	95%
Bachelor's or higher	19%
Poverty rate	3.4%
Unemployment	1.6%
Average temp	50°F
Annual precip	37 in
Sunshine	55%

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