

Alpha 61413

ZIP code · IL · Illinois · Henry County · Alpha

SELLER'S MARKET

\$92K

MEDIAN SALE PRICE

-10.1%

1-YR CHANGE

27

SALES (12 MO)

\$131K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 69 / 100

Buyer's market

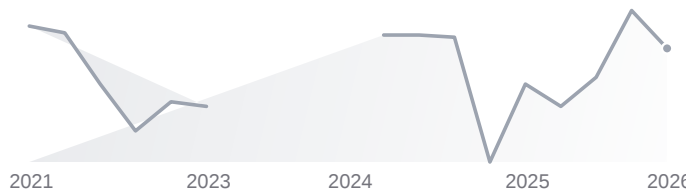
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

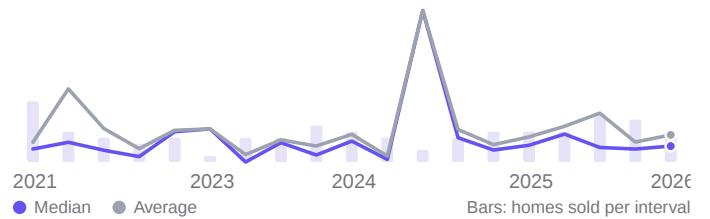
Market temperature (0–100)

69 / 100



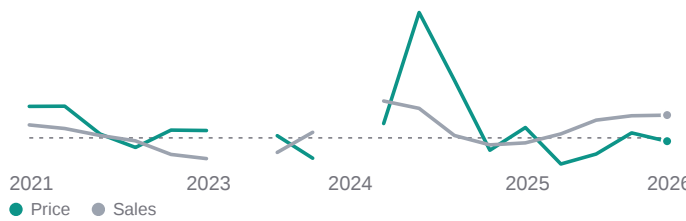
Sale prices

Median \$99K · Average \$142K



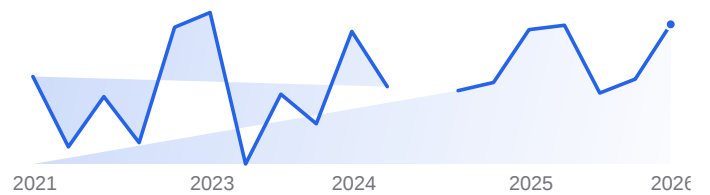
Growth (year over year)

Price -10.1% · Sales +68.8%



Price per square foot

\$105/ft²



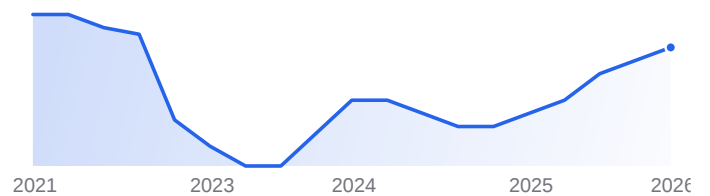
Sale premium vs estimated value

+2.2%



Annual turnover (share of homes sold)

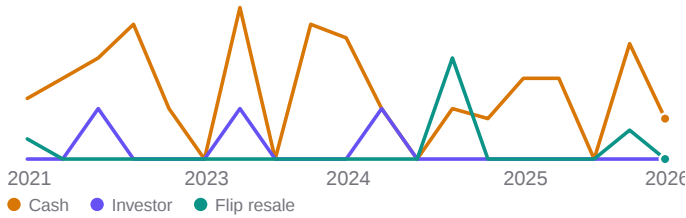
5.3%



BUYERS & OUTCOMES

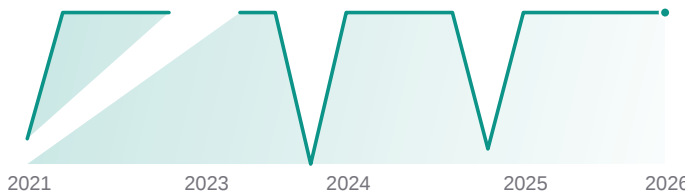
Buyer mix

Cash 20% · Investor 0% · Flip resale 0%



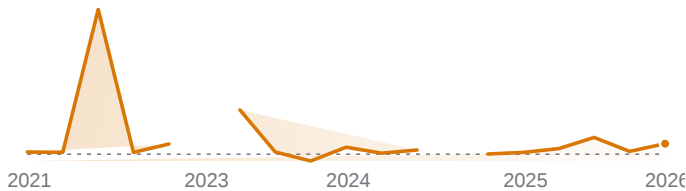
Sellers who sold at a gain

100%

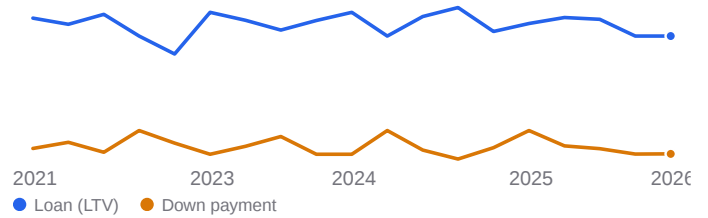


Median annualized return at resale

+9.6%

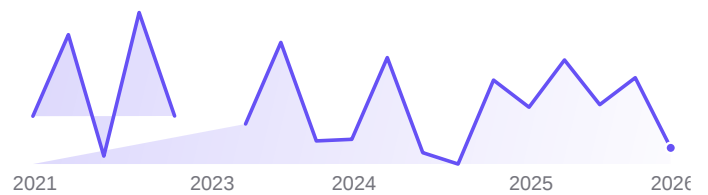


Financing (share of purchase price) Loan (LTV) 80% · Down payment 5.2%



Typical hold before selling

2.5 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	511
Median value (AVM)	\$131K
Median size	1,234 ft²
Median bedrooms	3
Median year built	1950
Single family	80%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	48%
Underwater (LTV 125% or more)	5.3%
Owner occupied	76%
Company owned	9.8%
Median loan-to-value	53%
Typical ownership tenure	18.4 yrs

COMMUNITY

Population	1,330
Density	44 / mi ²
Median household income	\$66K
Average household income	\$83K
Crime index (US avg 100)	121
Air pollution index (US avg 100)	84
Earthquake index (US avg 100)	29
Homes occupied	91%
Bachelor's or higher	20%
Poverty rate	10.1%
Unemployment	1.7%
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.