

Minier 61759

ZIP code · IL · Illinois > Tazewell County > Minier

BALANCED MARKET

\$192K

MEDIAN SALE PRICE

-8.8%

1-YR CHANGE

22

SALES (12 MO)

\$184K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 48 / 100



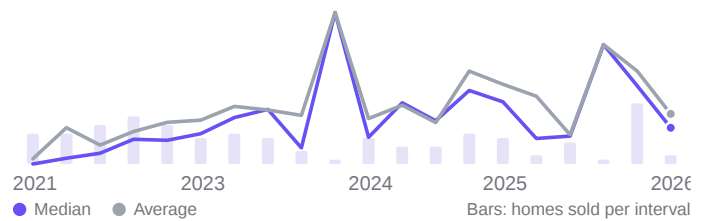
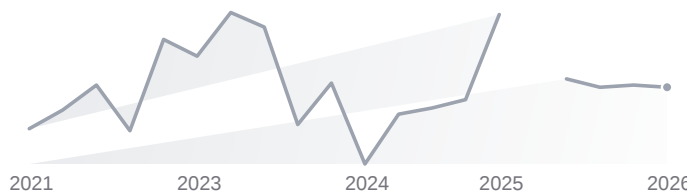
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

48 / 100

Sale prices

Median \$150K · Average \$173K

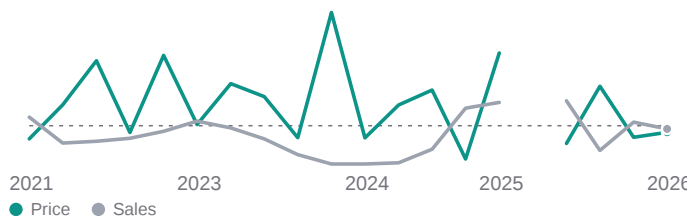


Growth (year over year)

Price -8.8% · Sales -4.3%

Price per square foot

\$78/ft²

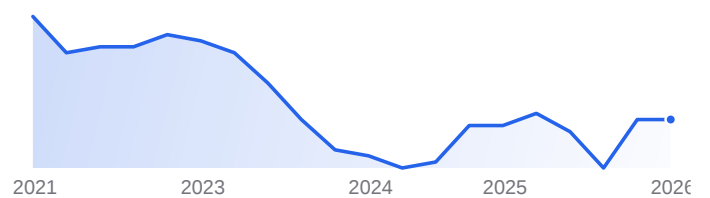


Sale premium vs estimated value

-0.7%

Annual turnover (share of homes sold)

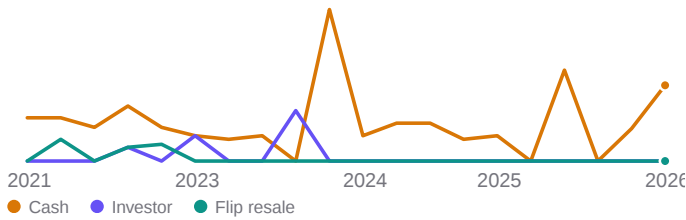
3.7%



BUYERS & OUTCOMES

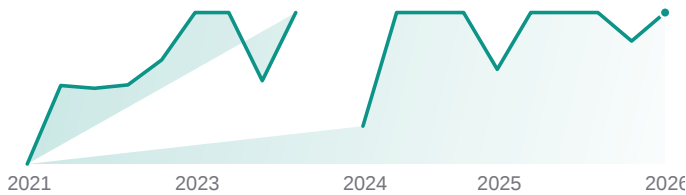
Buyer mix

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



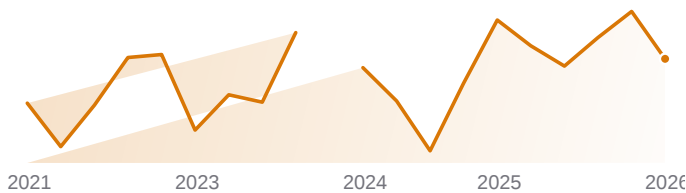
Sellers who sold at a gain

100%

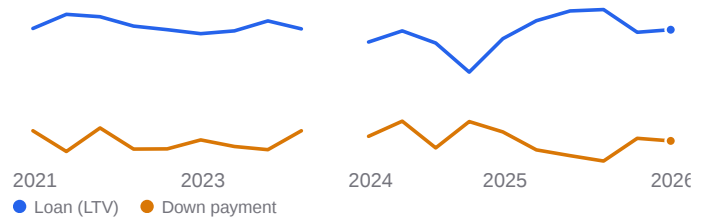


Median annualized return at resale

+5.2%

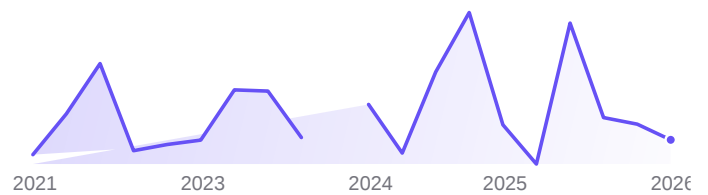


Financing (share of purchase price) Loan (LTV) 87% · Down payment 13%



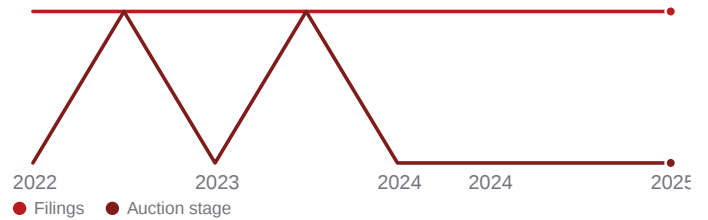
Typical hold before selling

4.6 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	601
Median value (AVM)	\$184K
Median size	1,604 ft²
Median bedrooms	3
Median year built	1959
Single family	96%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	48%
Underwater (LTV 125% or more)	2.5%
Owner occupied	83%
Company owned	7.3%
Median loan-to-value	52%
Typical ownership tenure	12.1 yrs

COMMUNITY

Population	1,243
Density	37 / mi ²
Median household income	\$87K
Average household income	\$93K
Crime index (US avg 100)	118
Air pollution index (US avg 100)	85
Earthquake index (US avg 100)	35
Homes occupied	93%
Bachelor's or higher	26%
Poverty rate	5.4%
Unemployment	1.4%
Average temp	52°F
Annual precip	38 in
Sunshine	56%

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.