Charleston 61920

ZIP code · IL · Illinois › Coles County › Charleston

SELLER'S MARKET

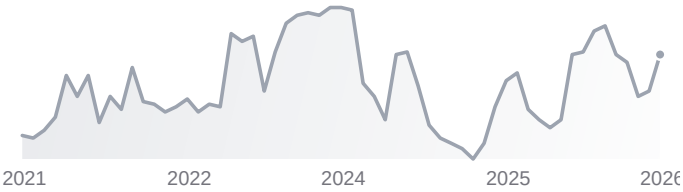
$167K	+7.3%	281	$169K
MEDIAN SALE PRICE	1-YR CHANGE	SALES (12 MO)	MEDIAN VALUE (AVM)

Market temperature — Seller's market · 63 / 100

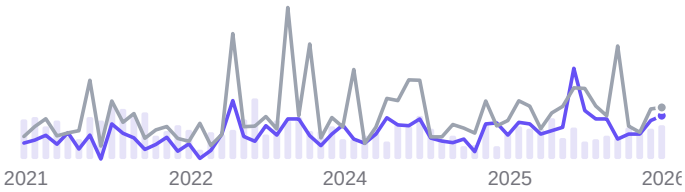
Buyer's market | Balanced | Seller's market

MARKET TRENDS (5 YEARS)

Market temperature (0–100) — 63 / 100



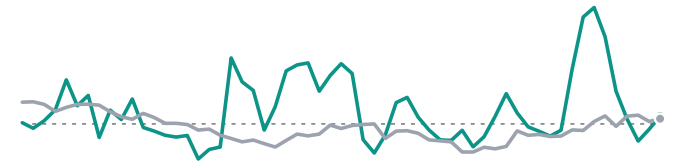
Sale prices — Median $190K · Average $215K



Median · Average

Bars: homes sold per interval

Growth (year over year) — Price +7.3% · Sales +4.9%



Price · Sales

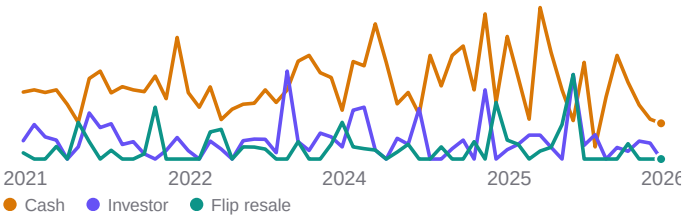
Price per square foot — $106/ft²

Sale premium vs estimated value — +1.1%

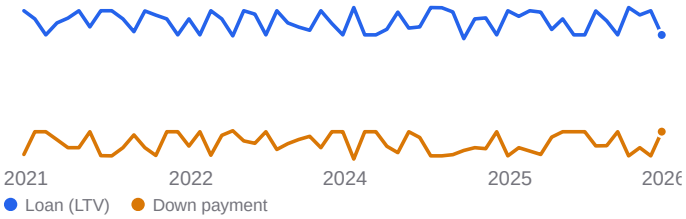
Annual turnover (share of homes sold) — 4.3%

BUYERS & OUTCOMES

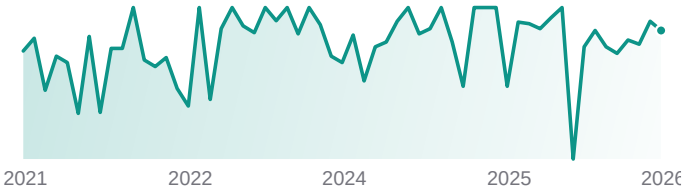
Buyer mix — Cash 17% · Investor 0% · Flip resale 0%



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

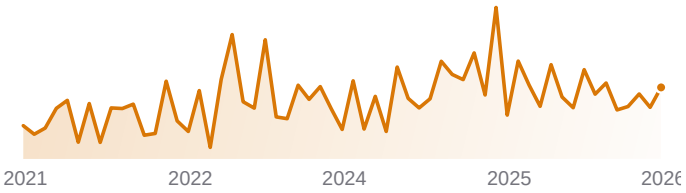


Sellers who sold at a gain — 92%

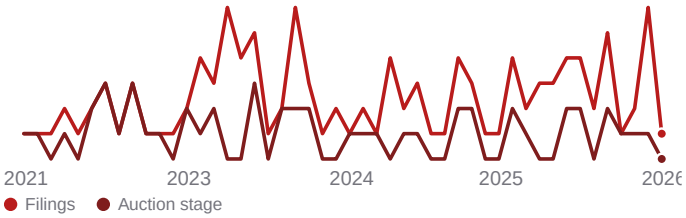


Typical hold before selling — 4.5 yrs

Median annualized return at resale — +6.6%



Preforeclosure filings — Filings 1 · Auction stage 0



HOUSING STOCK

Homes	**6,491**
Median value (AVM)	**$169K**
Median size	**1,523 ft²**
Median bedrooms	**3**
Median year built	**1967**
Single family	**91%**

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	**60%**
Underwater (LTV 125% or more)	**2.4%**
Owner occupied	**75%**
Company owned	**14%**
Median loan-to-value	**41%**
Typical ownership tenure	**13.9 yrs**

COMMUNITY

Population	**20,604**
Density	**134 / mi²**
Median household income	**$60K**
Average household income	**$74K**
Crime index (US avg 100)	**123**
Air pollution index (US avg 100)	**90**
Earthquake index (US avg 100)	**83**
Homes occupied	**87%**
Bachelor's or higher	**21%**
Poverty rate	**19.1%**
Unemployment	**1.3%**
Average temp	**53°F**
Annual precip	**41 in**
Sunshine	**59%**

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.