

Humboldt 61931

ZIP code · IL · Illinois > Coles County > Humboldt

BUYER'S MARKET

\$345K

MEDIAN SALE PRICE

5

SALES (12 MO)

\$147K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 39 / 100



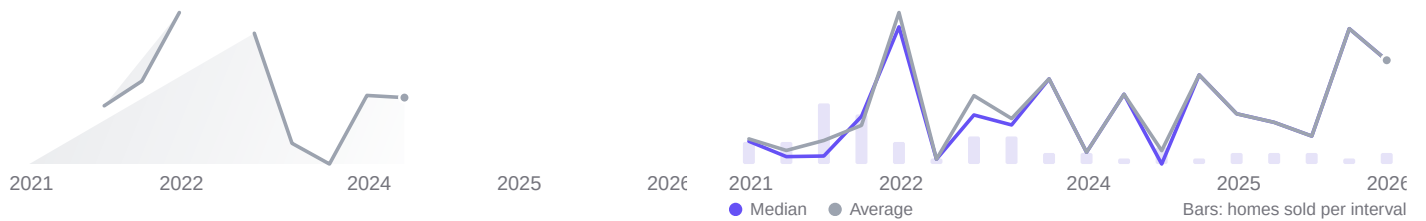
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

39 / 100

Sale prices

Median \$345K · Average \$345K

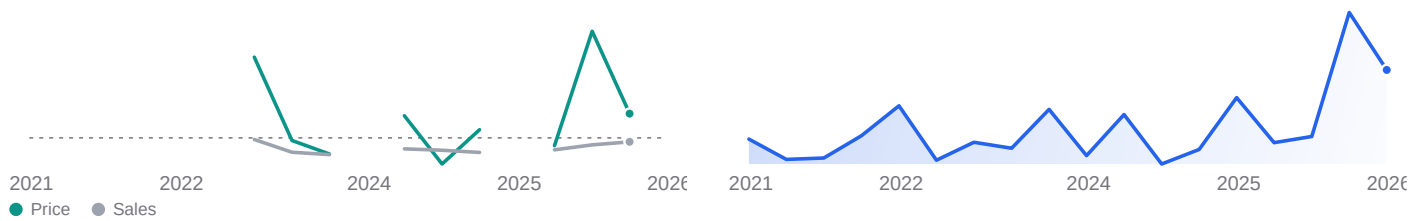


Growth (year over year)

Price +78.3% · Sales -12.5%

Price per square foot

\$270/ft²

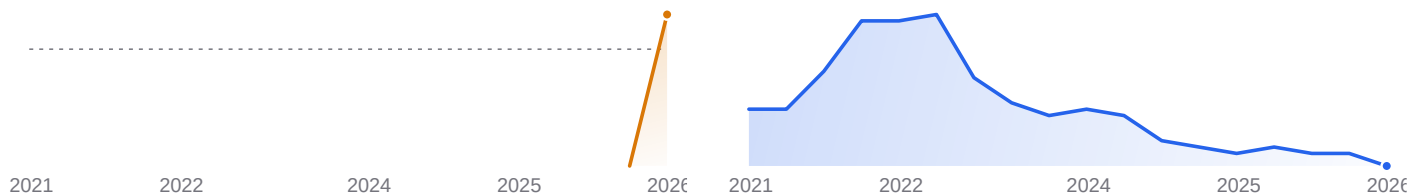


Sale premium vs estimated value

+0.9%

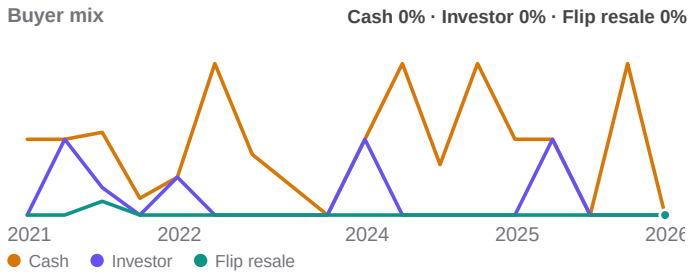
Annual turnover (share of homes sold)

1.0%

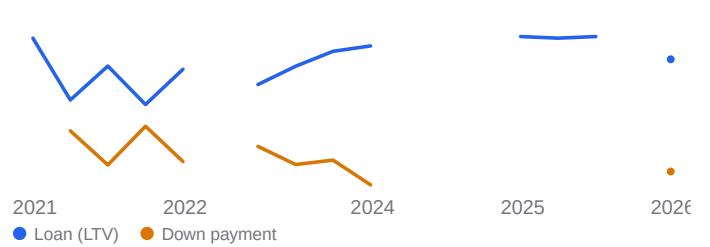


BUYERS & OUTCOMES

Buyer mix

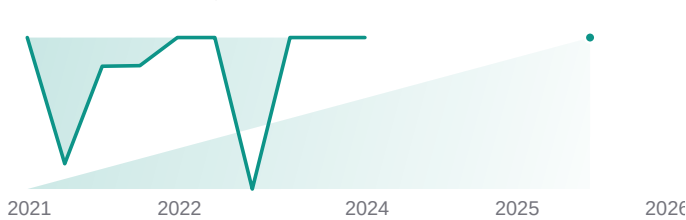


Financing (share of purchase price) Loan (LTV) 86% · Down payment 14%



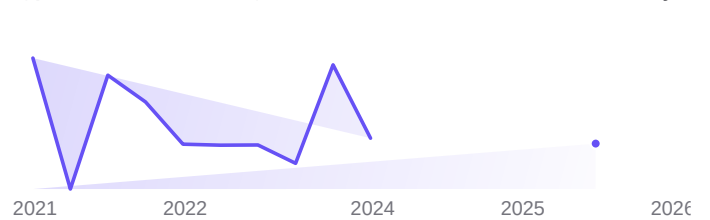
Sellers who sold at a gain

100%



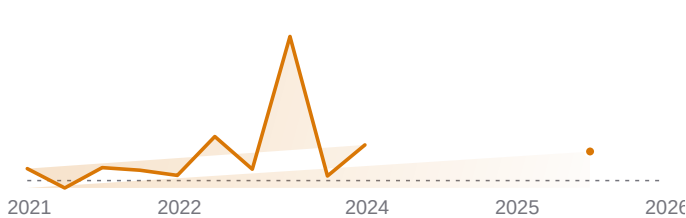
Typical hold before selling

4.0 yrs



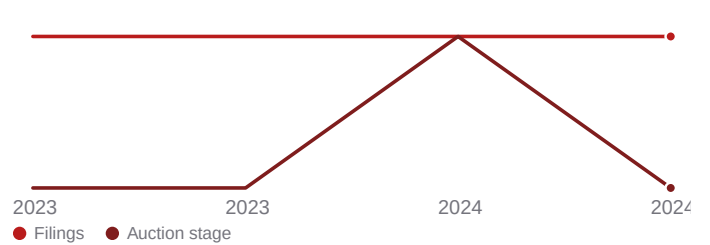
Median annualized return at resale

+10.5%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	485
Median value (AVM)	\$147K
Median size	1,484 ft²
Median bedrooms	3
Median year built	1967
Single family	78%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	67%
Underwater (LTV 125% or more)	3.1%
Owner occupied	75%
Company owned	12%
Median loan-to-value	28%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	678
Density	18 / mi²
Median household income	\$63K
Average household income	\$77K
Crime index (US avg 100)	63
Air pollution index (US avg 100)	92
Earthquake index (US avg 100)	69
Homes occupied	91%
Bachelor's or higher	14%
Poverty rate	10.7%
Unemployment	1.4%
Average temp	53°F
Annual precip	40 in
Sunshine	59%

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