

Coffeen 62017

ZIP code · IL · Illinois · Montgomery County · Coffeen

BALANCED MARKET

\$125K

MEDIAN SALE PRICE

-39.8%

1-YR CHANGE

11

SALES (12 MO)

\$81K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 41 / 100



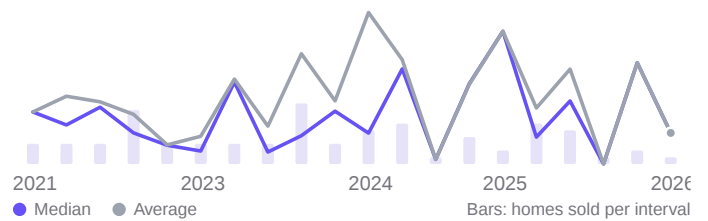
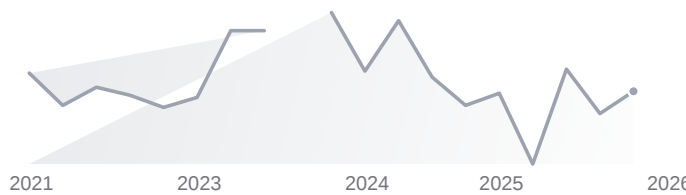
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

41 / 100

Sale prices

Median \$70K · Average \$70K

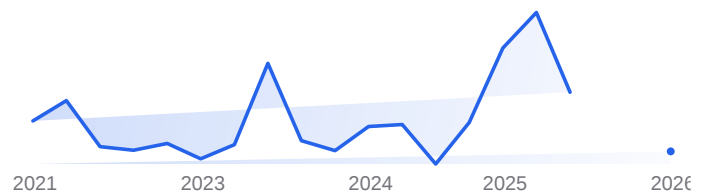
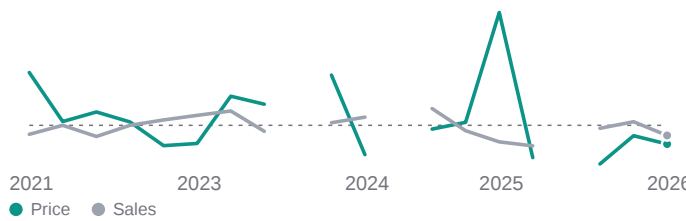


Growth (year over year)

Price -39.8% · Sales -21.4%

Price per square foot

\$67/ft²

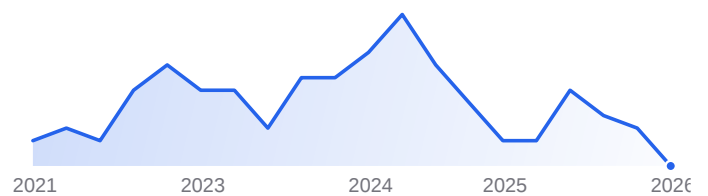


Sale premium vs estimated value

+25.8%

Annual turnover (share of homes sold)

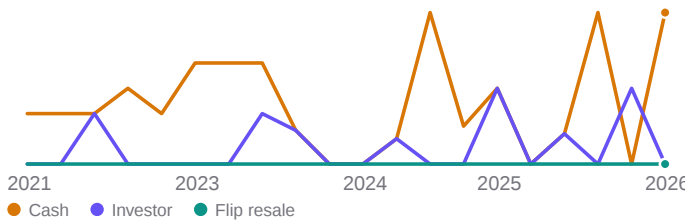
1.9%



BUYERS & OUTCOMES

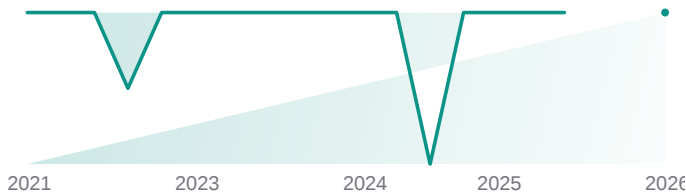
Buyer mix

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



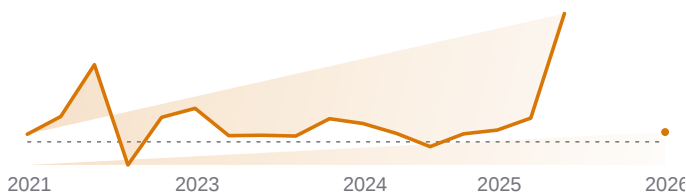
Sellers who sold at a gain

100%



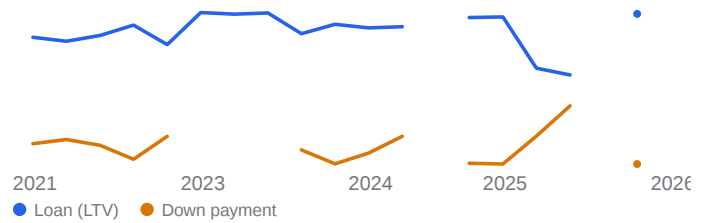
Median annualized return at resale

+4.1%



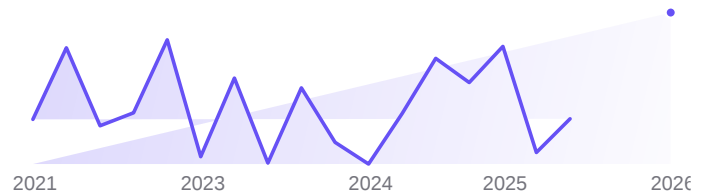
Financing (share of purchase price)

Loan (LTV) 100% · Down payment 1.8%



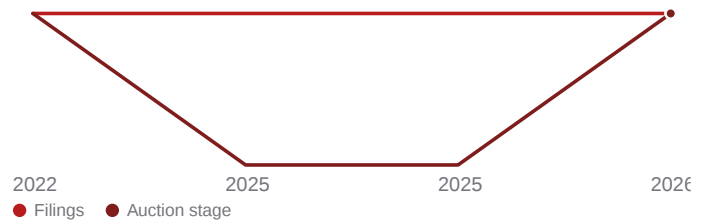
Typical hold before selling

19.3 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	572
Median value (AVM)	\$81K
Median size	1,049 ft²
Median year built	1967
Single family	78%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	58%
Underwater (LTV 125% or more)	5.8%
Owner occupied	76%
Company owned	5.6%
Median loan-to-value	9%
Typical ownership tenure	21.0 yrs

COMMUNITY

Population	1,135
Density	33 / mi²
Median household income	\$69K
Average household income	\$75K
Crime index (US avg 100)	151
Air pollution index (US avg 100)	80
Earthquake index (US avg 100)	123
Homes occupied	86%
Bachelor's or higher	6%
Poverty rate	10.0%
Unemployment	0.7%
Average temp	54°F
Annual precip	40 in
Sunshine	59%

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.