

Coulterville 62237

ZIP code · IL · Illinois · Perry County · Coulterville

STRONG BUYER'S MARKET

\$67K

MEDIAN SALE PRICE

-73.6%

1-YR CHANGE

18

SALES (12 MO)

\$104K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 12 / 100



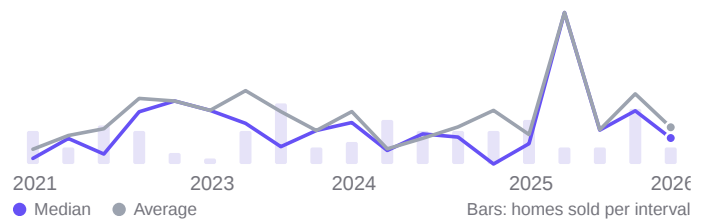
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

12 / 100

Sale prices

Median \$90K · Average \$113K

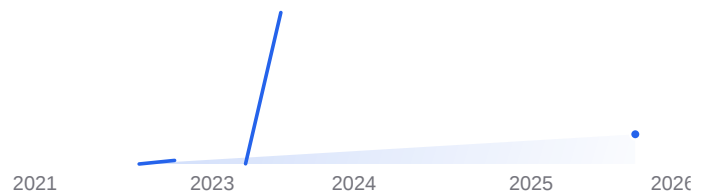
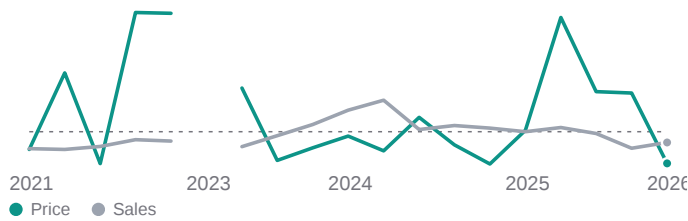


Growth (year over year)

Price -73.6% · Sales -25.0%

Price per square foot

\$299/ft²

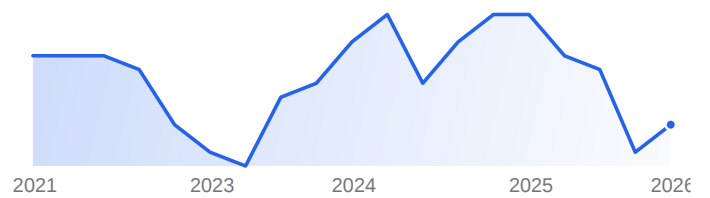


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

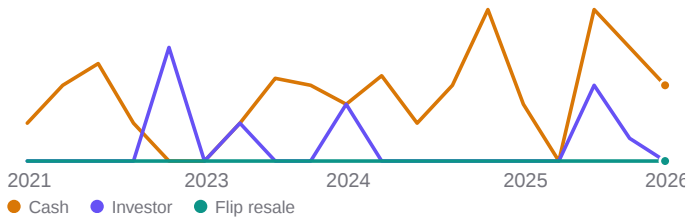
2.1%



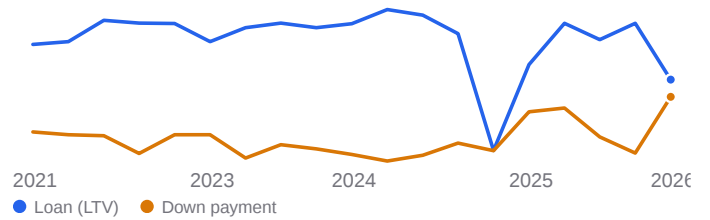
BUYERS & OUTCOMES

Buyer mix

Cash 33% · Investor 0% · Flip resale 0%

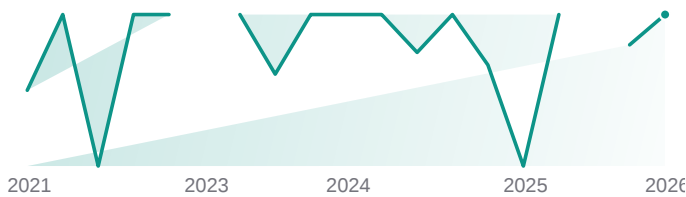


Financing (share of purchase price) Loan (LTV) 56% · Down payment 44%



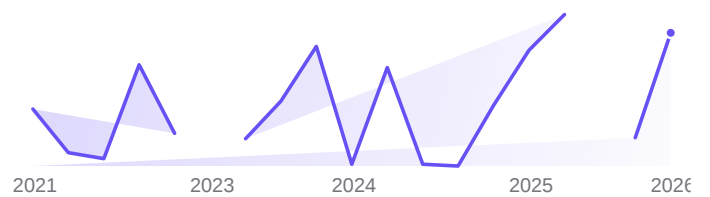
Sellers who sold at a gain

100%



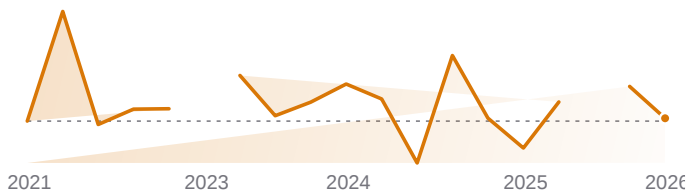
Typical hold before selling

15.4 yrs



Median annualized return at resale

+1.2%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	866
Median value (AVM)	\$104K
Median size	1,372 ft²
Median bedrooms	3
Median year built	1988
Single family	97%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	58%
Underwater (LTV 125% or more)	5.9%
Owner occupied	80%
Company owned	7.0%
Median loan-to-value	36%
Typical ownership tenure	34.0 yrs

COMMUNITY

Population	2,868
Density	29 / mi²
Median household income	\$62K
Average household income	\$77K
Crime index (US avg 100)	151
Air pollution index (US avg 100)	91
Earthquake index (US avg 100)	189
Homes occupied	90%
Bachelor's or higher	8%
Poverty rate	9.4%
Unemployment	1.1%
Average temp	56°F
Annual precip	43 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.