

Braceville 60407

ZIP code · IL · Illinois > Grundy County > Braceville

SELLER'S MARKET

\$365K

MEDIAN SALE PRICE

+226.9%

1-YR CHANGE

28

SALES (12 MO)

\$206K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 76 / 100

Buyer's market

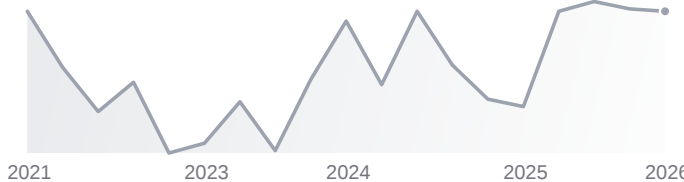
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

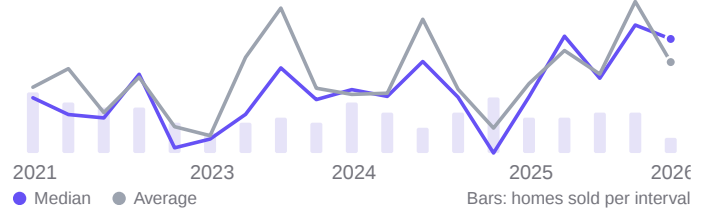
Market temperature (0–100)

76 / 100



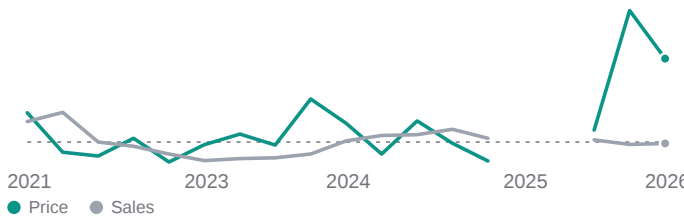
Sale prices

Median \$245K · Average \$207K



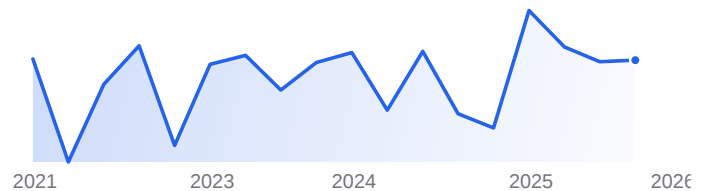
Growth (year over year)

Price +226.9% · Sales -3.4%



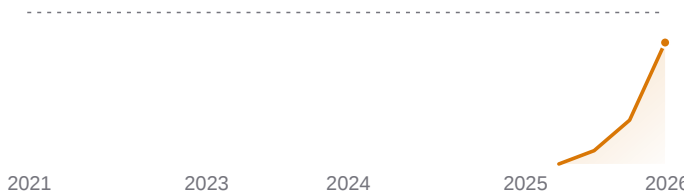
Price per square foot

\$134/ft²



Sale premium vs estimated value

-1.1%



Annual turnover (share of homes sold)

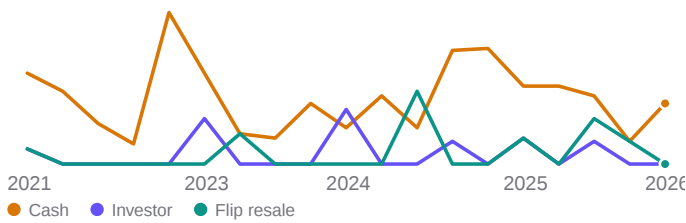
4.1%



BUYERS & OUTCOMES

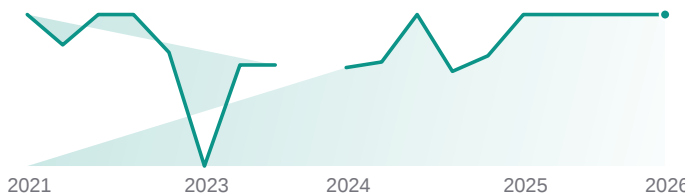
Buyer mix

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



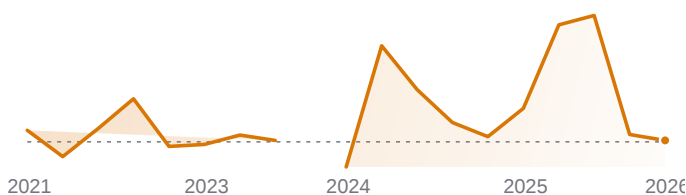
Sellers who sold at a gain

100%

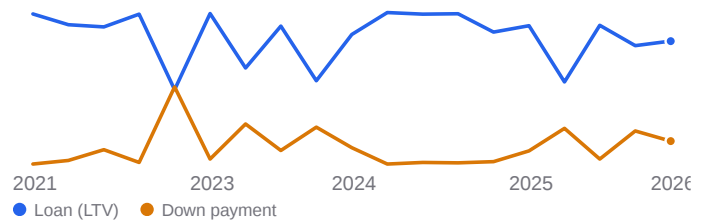


Median annualized return at resale

+0.4%

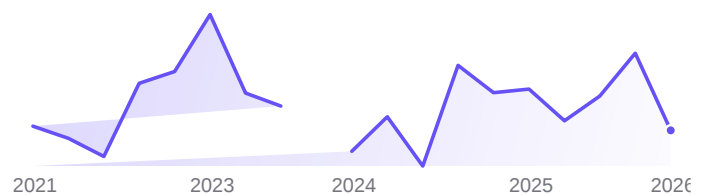


Financing (share of purchase price) Loan (LTV) 80% · Down payment 16%



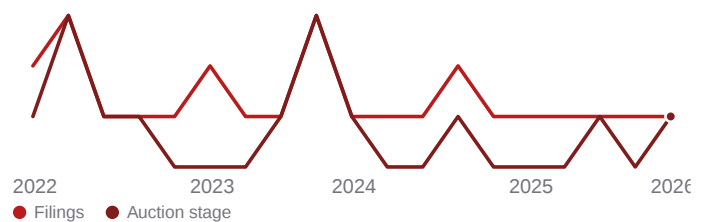
Typical hold before selling

4.5 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	683
Median value (AVM)	\$206K
Median size	1,387 ft²
Median bedrooms	3
Median year built	1978
Single family	95%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	52%
Underwater (LTV 125% or more)	2.6%
Owner occupied	81%
Company owned	9.7%
Median loan-to-value	48%
Typical ownership tenure	20.5 yrs

COMMUNITY

Population	2,194
Density	135 / mi²
Median household income	\$92K
Average household income	\$113K
Crime index (US avg 100)	147
Air pollution index (US avg 100)	77
Earthquake index (US avg 100)	43
Homes occupied	95%
Bachelor's or higher	9%
Poverty rate	10.0%
Unemployment	1.7%
Average temp	50°F
Annual precip	37 in
Sunshine	54%

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.