

Gardner 60424

ZIP code · IL · Illinois > Grundy County > Gardner

STRONG SELLER'S MARKET

\$223K

MEDIAN SALE PRICE

+39.6%

1-YR CHANGE

33

SALES (12 MO)

\$236K

MEDIAN VALUE (AVM)

Market temperature

Strong seller's market · 85 / 100

Buyer's market

Balanced

Seller's market

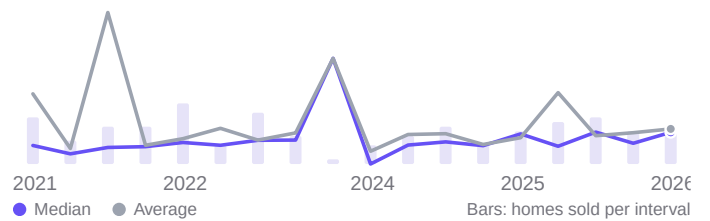
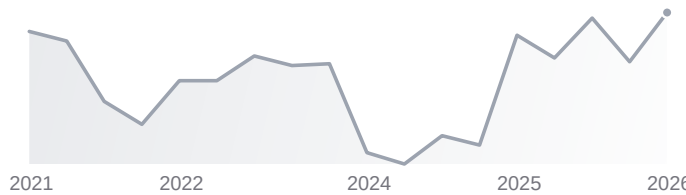
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

85 / 100

Sale prices

Median \$213K · Average \$226K

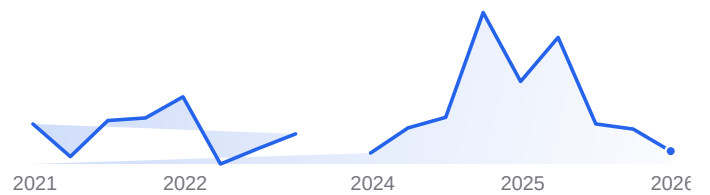
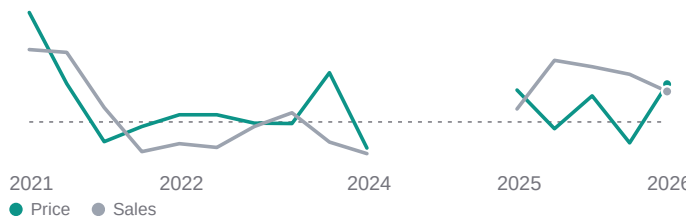


Growth (year over year)

Price +39.6% · Sales +32.0%

Price per square foot

\$83/ft²

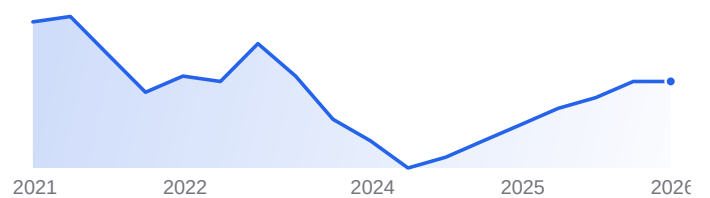


Sale premium vs estimated value

-24.1%

Annual turnover (share of homes sold)

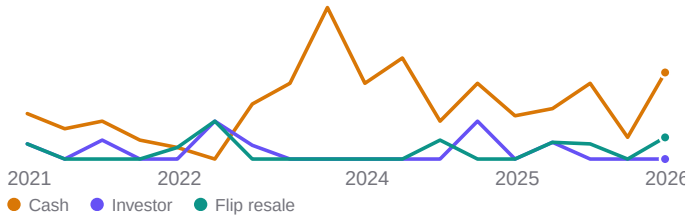
4.1%



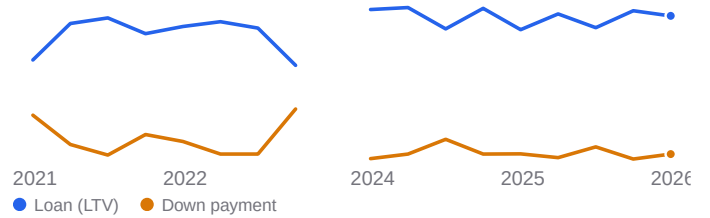
BUYERS & OUTCOMES

Buyer mix

Cash 57% · Investor 0% · Flip resale 14%

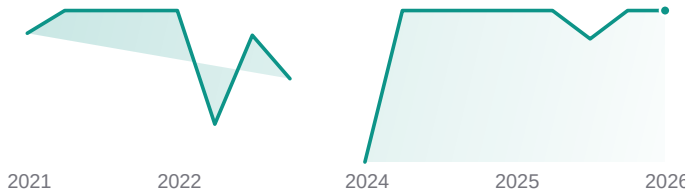


Financing (share of purchase price) Loan (LTV) 94% · Down payment 5.0%



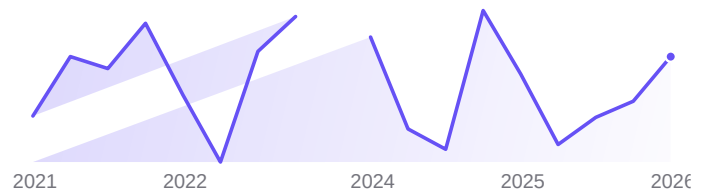
Sellers who sold at a gain

100%



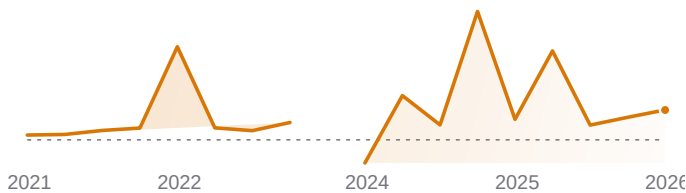
Typical hold before selling

7.7 yrs



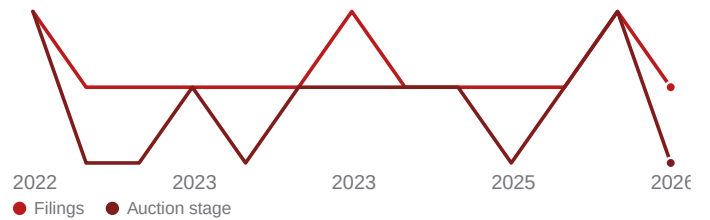
Median annualized return at resale

+10.0%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	801
Median value (AVM)	\$236K
Median size	1,536 ft²
Median bedrooms	3
Median year built	1968
Single family	84%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	58%
Underwater (LTV 125% or more)	1.9%
Owner occupied	79%
Company owned	16%
Median loan-to-value	43%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	3,208
Density	55 / mi²
Median household income	\$87K
Average household income	\$101K
Crime index (US avg 100)	135
Air pollution index (US avg 100)	76
Earthquake index (US avg 100)	44
Homes occupied	94%
Bachelor's or higher	11%
Poverty rate	13.2%
Unemployment	1.8%
Average temp	50°F
Annual precip	37 in
Sunshine	54%

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