

Gibson City 60936

ZIP code · IL · Illinois · Ford County · Gibson City

SELLER'S MARKET

\$207K

MEDIAN SALE PRICE

+30.9%

1-YR CHANGE

69

SALES (12 MO)

\$174K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 66 / 100

Buyer's market

Balanced

Seller's market

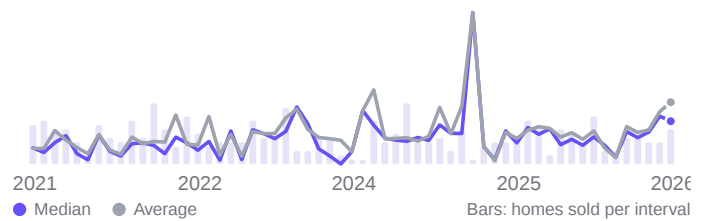
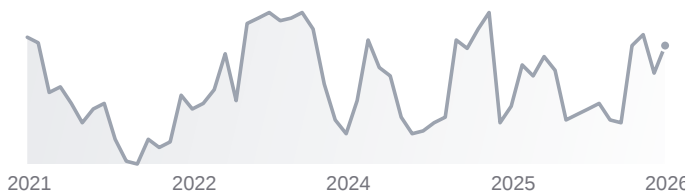
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

66 / 100

Sale prices

Median \$216K · Average \$295K

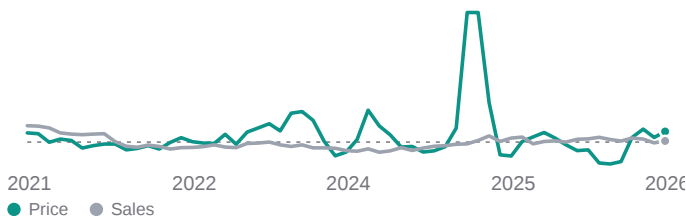


Growth (year over year)

Price +30.9% · Sales +3.0%

Price per square foot

\$201/ft²

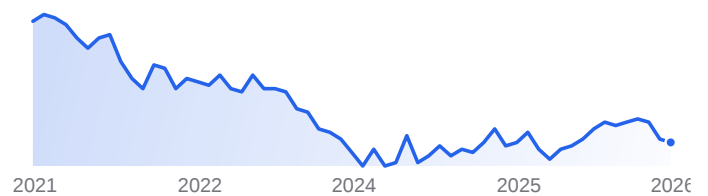
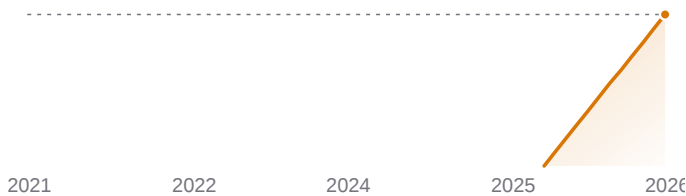


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

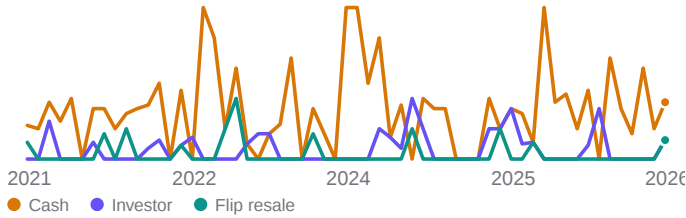
4.1%



BUYERS & OUTCOMES

Buyer mix

Cash 38% · Investor 13% · Flip resale 13%



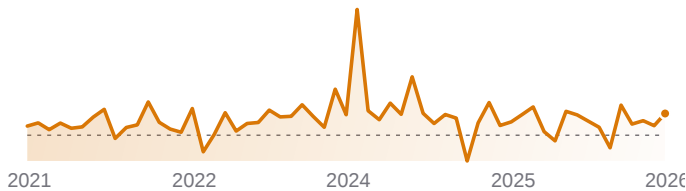
Sellers who sold at a gain

100%

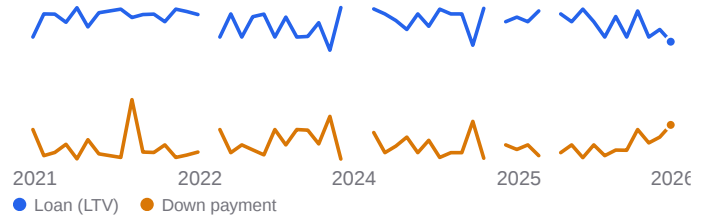


Median annualized return at resale

+7.9%

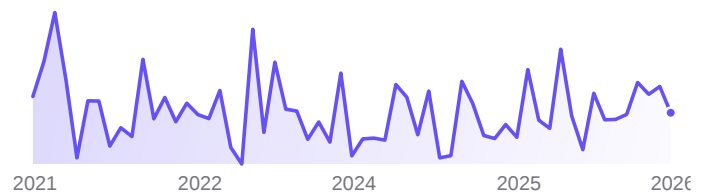


Financing (share of purchase price) Loan (LTV) 77% · Down payment 23%



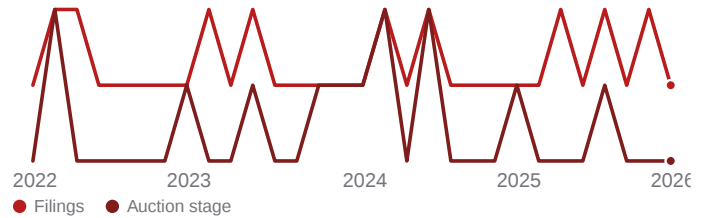
Typical hold before selling

5.0 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	1,679
Median value (AVM)	\$174K
Median size	1,461 ft²
Median bedrooms	3
Median year built	1950
Single family	92%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	55%
Underwater (LTV 125% or more)	4.0%
Owner occupied	79%
Company owned	13%
Median loan-to-value	45%
Typical ownership tenure	7.9 yrs

COMMUNITY

Population	4,488
Density	47 / mi²
Median household income	\$68K
Average household income	\$80K
Crime index (US avg 100)	123
Air pollution index (US avg 100)	82
Earthquake index (US avg 100)	40
Homes occupied	92%
Bachelor's or higher	10%
Poverty rate	10.2%
Unemployment	1.5%
Average temp	51°F
Annual precip	37 in
Sunshine	56%

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