

Gilman 60938

ZIP code · IL · Illinois · Iroquois County · Gilman

SELLER'S MARKET

\$212K

MEDIAN SALE PRICE

+189.7%

1-YR CHANGE

27

SALES (12 MO)

\$123K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 76 / 100

Buyer's market

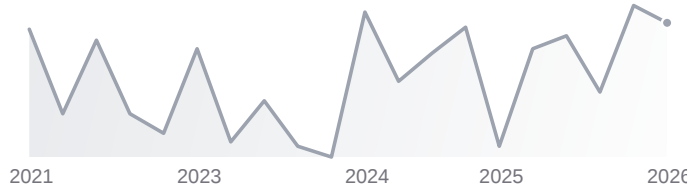
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

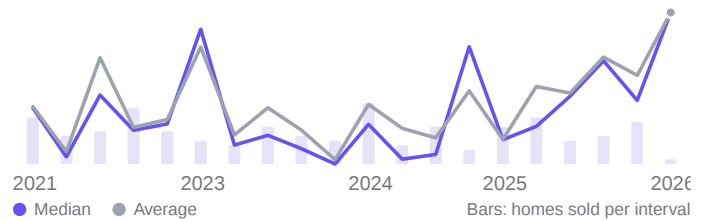
Market temperature (0–100)

76 / 100



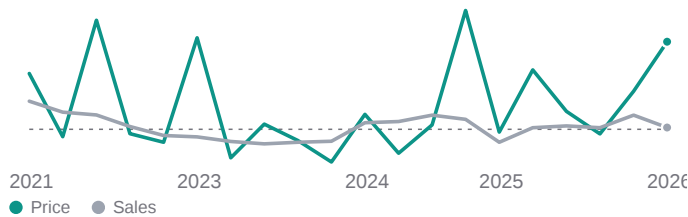
Sale prices

Median \$265K · Average \$265K



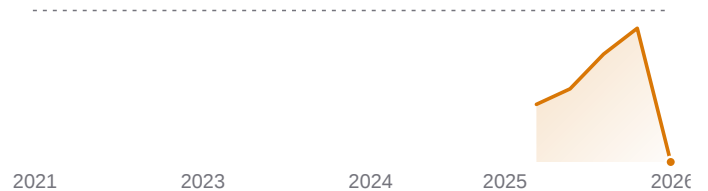
Growth (year over year)

Price +189.7% · Sales +3.8%



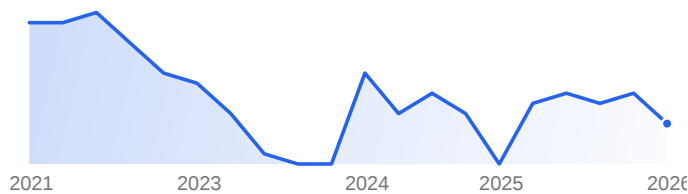
Sale premium vs estimated value

-14.2%



Annual turnover (share of homes sold)

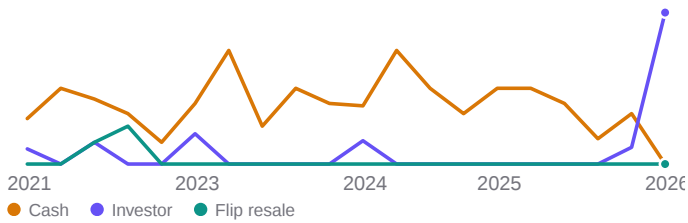
3.3%



BUYERS & OUTCOMES

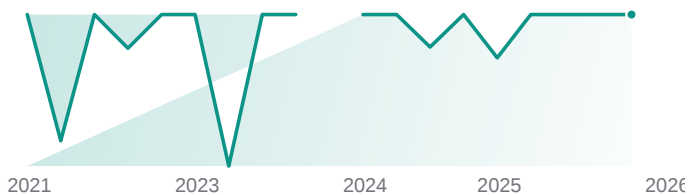
Buyer mix

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



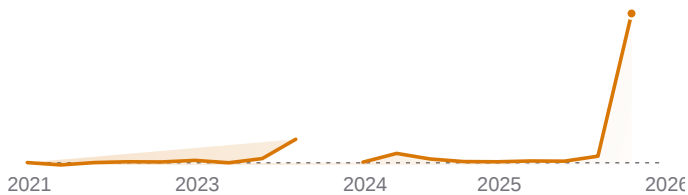
Sellers who sold at a gain

100%

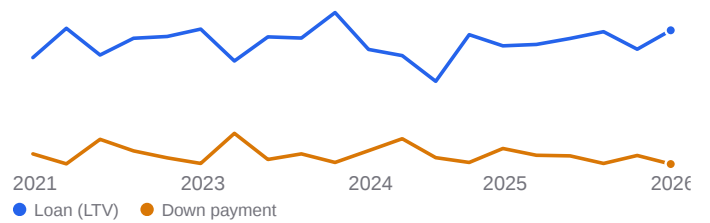


Median annualized return at resale

+636.1%

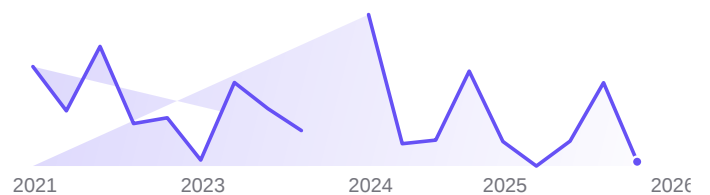


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



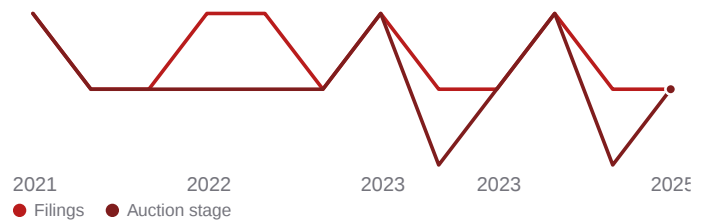
Typical hold before selling

2.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	829
Median value (AVM)	\$123K
Single family	93%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	58%
Underwater (LTV 125% or more)	4.6%
Owner occupied	76%
Company owned	8.1%
Median loan-to-value	33%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	1,793
Density	30 / mi²
Median household income	\$68K
Average household income	\$80K
Crime index (US avg 100)	115
Air pollution index (US avg 100)	89
Earthquake index (US avg 100)	36
Homes occupied	90%
Bachelor's or higher	12%
Poverty rate	10.2%
Unemployment	1.6%
Average temp	51°F
Annual precip	38 in
Sunshine	56%

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.