

Garden Prairie 61038

ZIP code · IL · Illinois · Boone County · Garden Prairie

BALANCED MARKET

\$230K

MEDIAN SALE PRICE

11

SALES (12 MO)

\$324K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 45 / 100



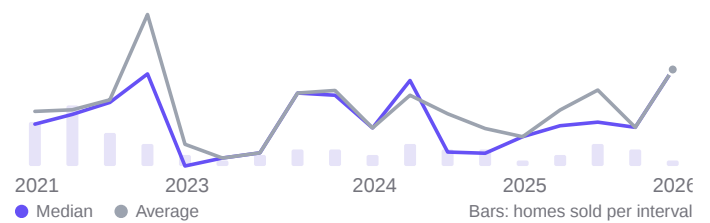
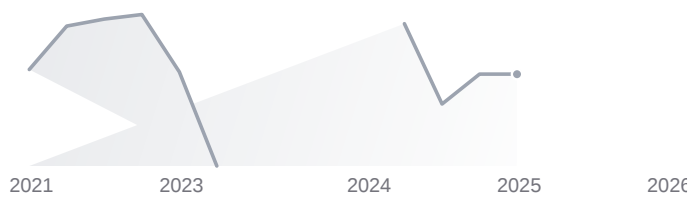
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

45 / 100

Sale prices

Median \$370K · Average \$370K



Growth (year over year)

Price +65.3% · Sales -16.7%

Price per square foot

\$118/ft²

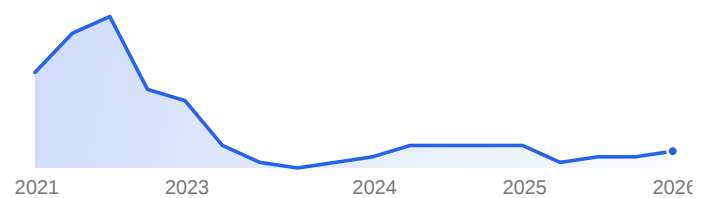


Sale premium vs estimated value

+26.5%

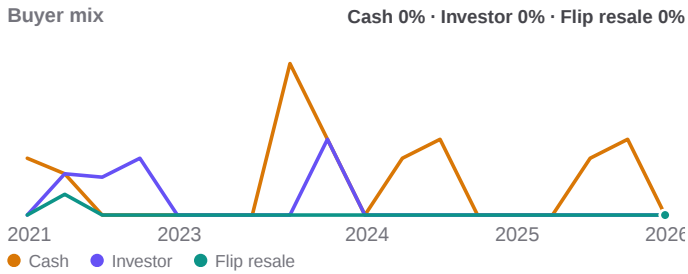
Annual turnover (share of homes sold)

2.1%

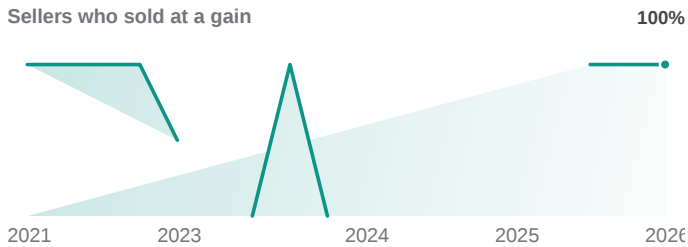


BUYERS & OUTCOMES

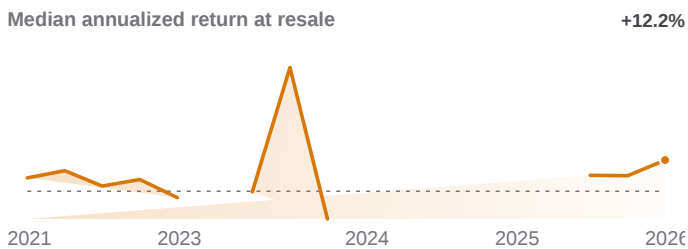
Buyer mix



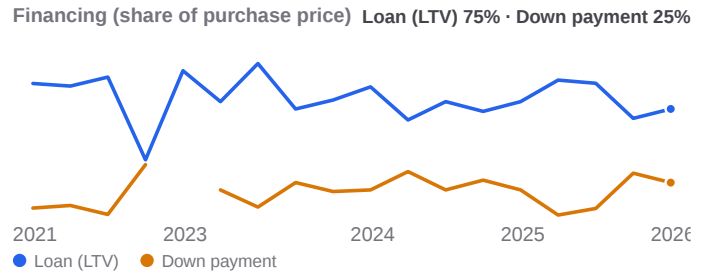
Sellers who sold at a gain



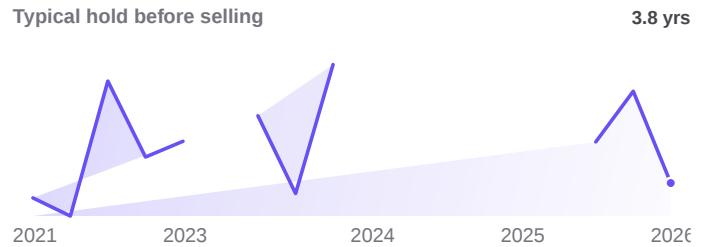
Median annualized return at resale



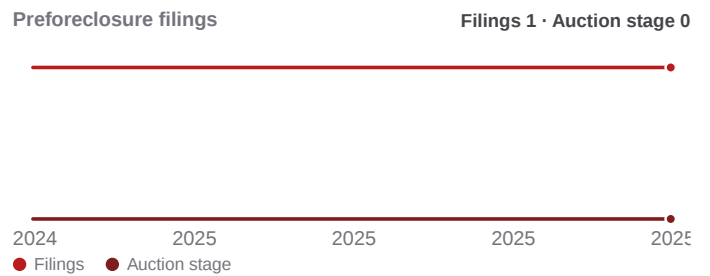
Financing (share of purchase price) Loan (LTV) 75% · Down payment 25%



Typical hold before selling



Preforeclosure filings



HOUSING STOCK

Homes	530
Median value (AVM)	\$324K
Median size	1,726 ft²
Median bedrooms	3
Median year built	1964
Single family	97%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	65%
Underwater (LTV 125% or more)	1.1%
Owner occupied	75%
Company owned	25%
Median loan-to-value	35%
Typical ownership tenure	21.6 yrs

COMMUNITY

Population	3,107
Density	75 / mi²
Median household income	\$93K
Average household income	\$105K
Crime index (US avg 100)	75
Air pollution index (US avg 100)	93
Earthquake index (US avg 100)	45
Homes occupied	96%
Bachelor's or higher	17%
Poverty rate	7.7%
Unemployment	1.6%
Average temp	48°F
Annual precip	36 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.