

Gilson 61436

ZIP code · IL · Illinois · Knox County · Gilson

SELLER'S MARKET

\$110K

MEDIAN SALE PRICE

-24.1%

1-YR CHANGE

6

SALES (12 MO)

\$138K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 66 / 100



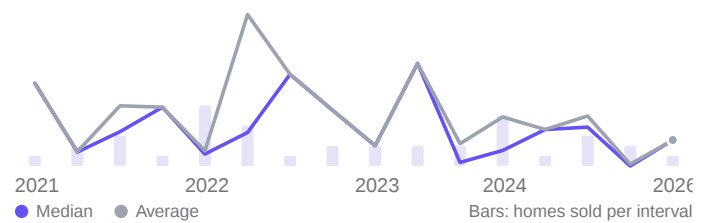
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

66 / 100

Sale prices

Median \$110K · Average \$110K

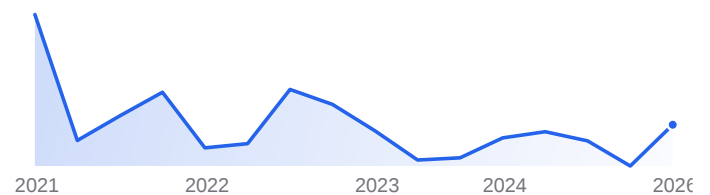
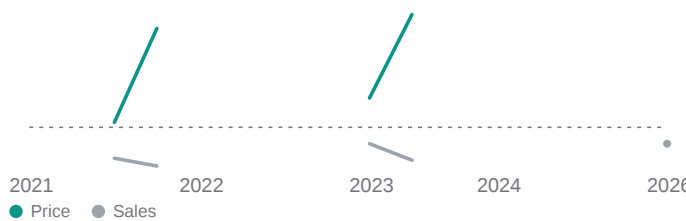


Growth (year over year)

Price -24.1% · Sales -25.0%

Price per square foot

\$97/ft²



Sale premium vs estimated value

-0.5%

Annual turnover (share of homes sold)

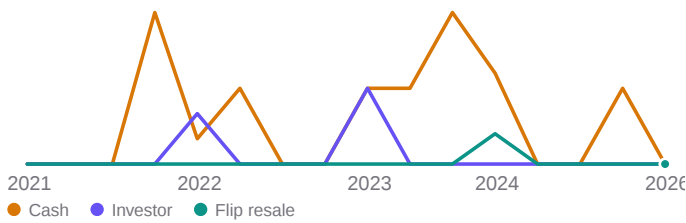
1.5%



BUYERS & OUTCOMES

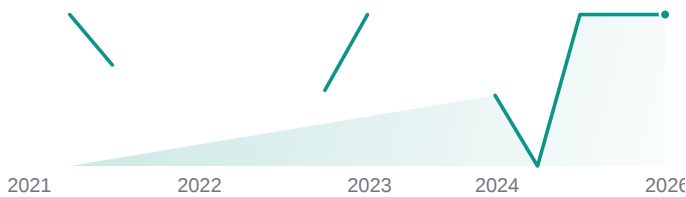
Buyer mix

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



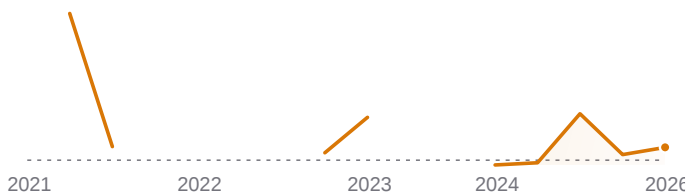
Sellers who sold at a gain

100%

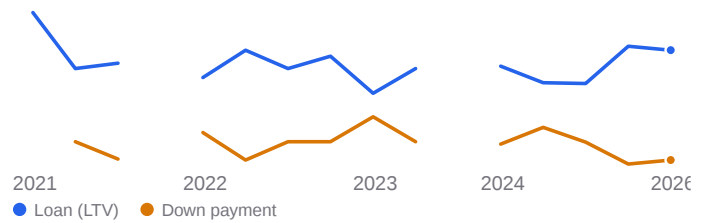


Median annualized return at resale

+3.4%

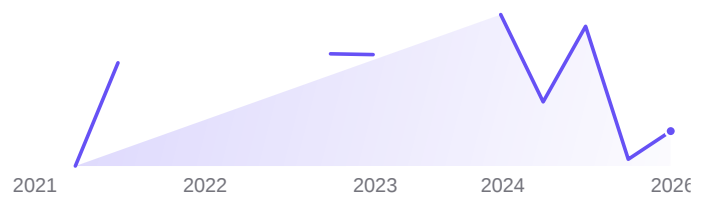


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



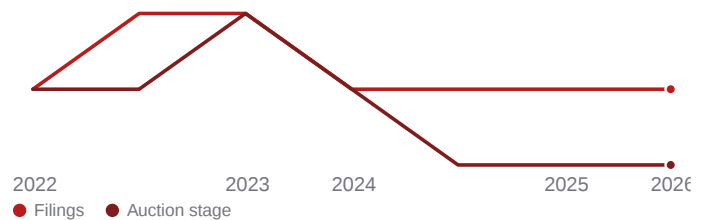
Typical hold before selling

5.0 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	407
Median value (AVM)	\$138K
Median size	1,136 ft²
Median bedrooms	1
Median year built	1949
Single family	71%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	61%
Underwater (LTV 125% or more)	5.1%
Owner occupied	73%
Company owned	5.9%
Median loan-to-value	32%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	1,136
Density	18 / mi²
Median household income	\$81K
Average household income	\$100K
Crime index (US avg 100)	83
Air pollution index (US avg 100)	83
Earthquake index (US avg 100)	30
Homes occupied	83%
Bachelor's or higher	20%
Poverty rate	10.3%
Unemployment	1.5%
Average temp	51°F
Annual precip	37 in
Sunshine	56%

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.