

Gridley 61744

ZIP code · IL · Illinois · McLean County · Gridley

BALANCED MARKET

\$237K

MEDIAN SALE PRICE

+21.7%

1-YR CHANGE

21

SALES (12 MO)

\$196K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 47 / 100



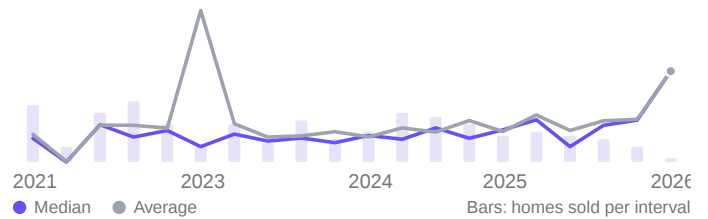
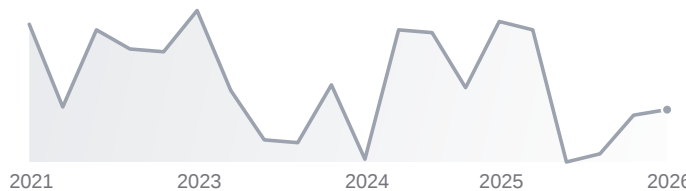
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

47 / 100

Sale prices

Median \$342K · Average \$342K

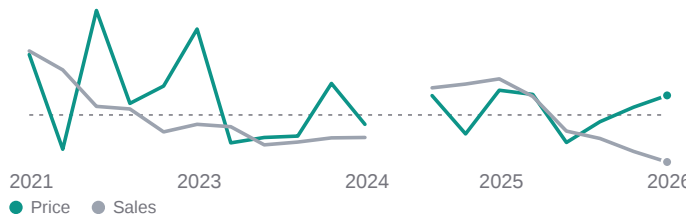


Growth (year over year)

Price +21.7% · Sales -52.3%

Price per square foot

\$183/ft²



Sale premium vs estimated value

-0.3%

Annual turnover (share of homes sold)

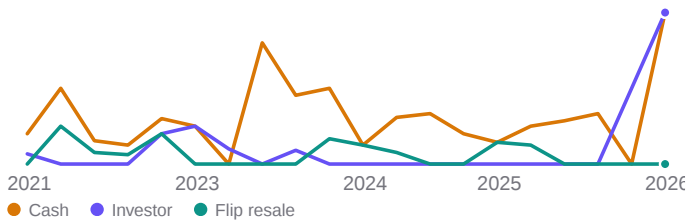
2.6%



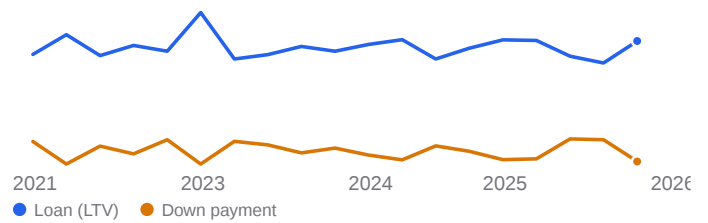
BUYERS & OUTCOMES

Buyer mix

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

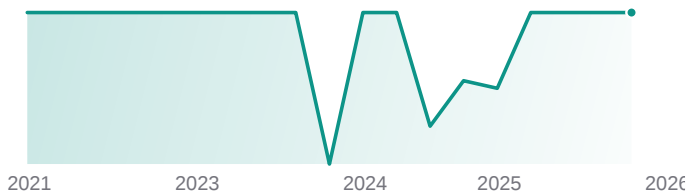


Financing (share of purchase price) Loan (LTV) 94% · Down payment 3.7%



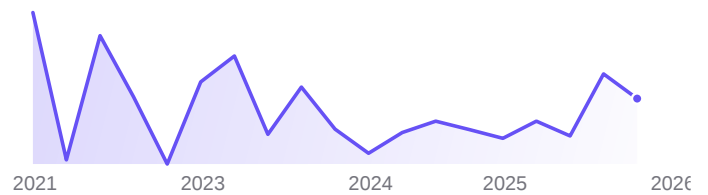
Sellers who sold at a gain

100%



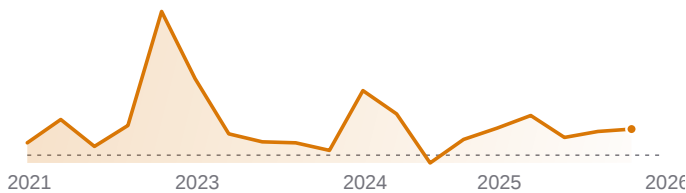
Typical hold before selling

5.7 yrs



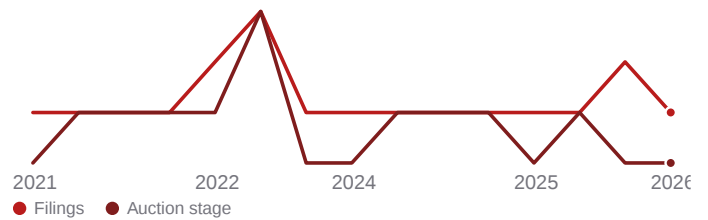
Median annualized return at resale

+6.2%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	799
Median value (AVM)	\$196K
Median size	1,381 ft²
Median bedrooms	3
Median year built	1957
Single family	84%
Condos	1.0%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	54%
Underwater (LTV 125% or more)	2.5%
Owner occupied	78%
Company owned	15%
Median loan-to-value	48%

Typical ownership tenure

11.2 yrs

COMMUNITY

Population	2,123
Density	28 / mi ²
Median household income	\$76K
Average household income	\$90K
Crime index (US avg 100)	88
Air pollution index (US avg 100)	81
Earthquake index (US avg 100)	38
Homes occupied	91%
Bachelor's or higher	20%
Poverty rate	6.0%
Unemployment	1.3%
Average temp	51°F
Annual precip	37 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.