

Gifford 61847

ZIP code · IL · Illinois > Champaign County > Gifford

BUYER'S MARKET

\$220K

MEDIAN SALE PRICE

18

SALES (12 MO)

\$207K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 29 / 100



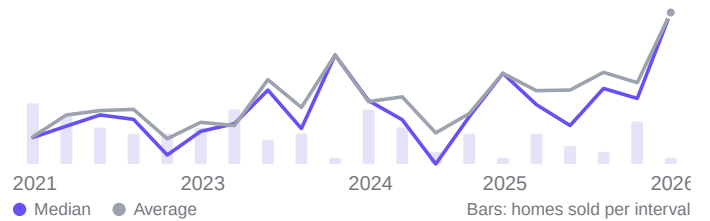
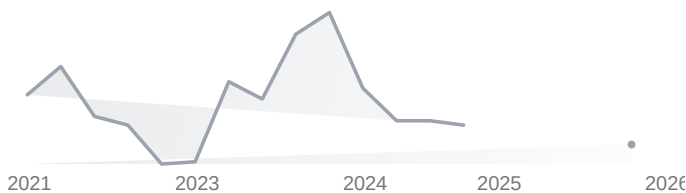
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

29 / 100

Sale prices

Median \$390K · Average \$390K

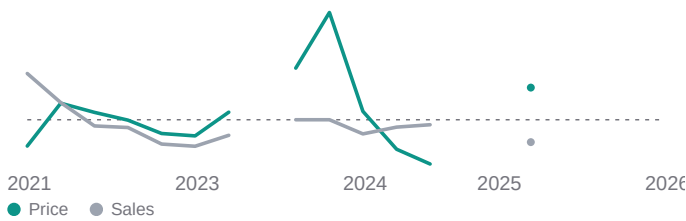


Growth (year over year)

Price +54.4% · Sales -38.1%

Price per square foot

\$216/ft²

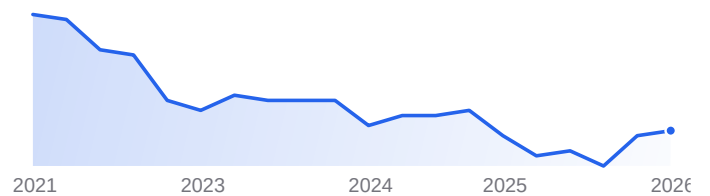


Sale premium vs estimated value

+22.2%

Annual turnover (share of homes sold)

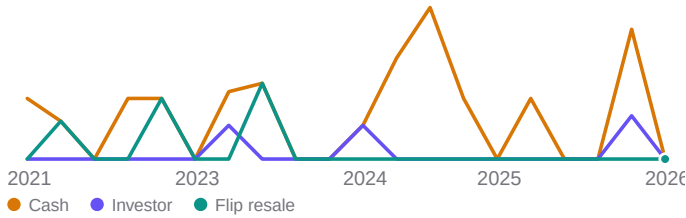
3.9%



BUYERS & OUTCOMES

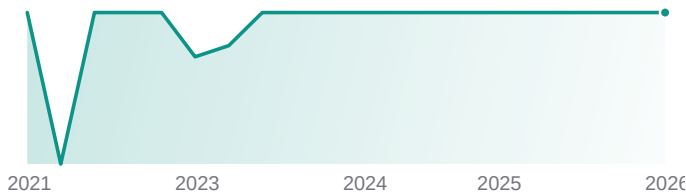
Buyer mix

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



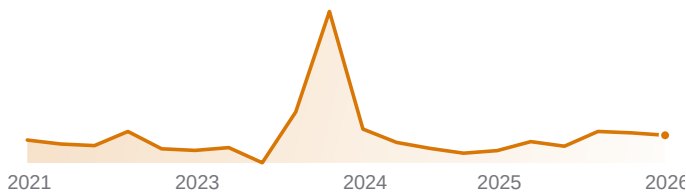
Sellers who sold at a gain

100%

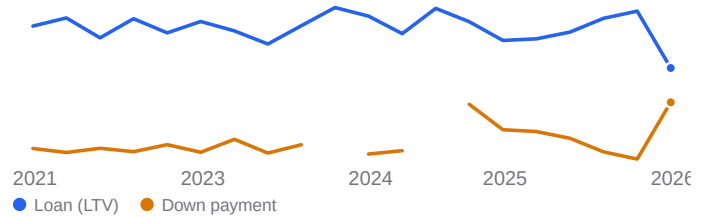


Median annualized return at resale

+5.2%

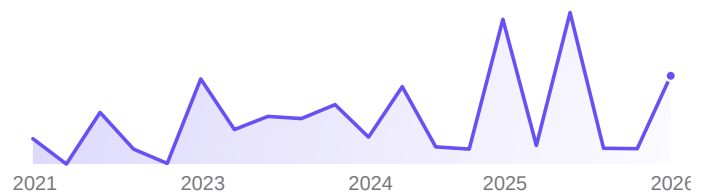


Financing (share of purchase price) Loan (LTV) 62% · Down payment 38%



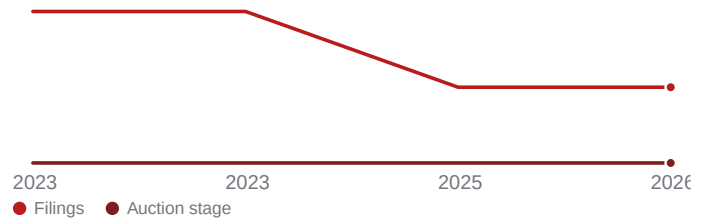
Typical hold before selling

14.2 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	461
Median value (AVM)	\$207K
Median size	1,456 ft²
Median bedrooms	4
Median year built	1973
Single family	89%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	41%
Underwater (LTV 125% or more)	6.7%
Owner occupied	93%
Company owned	8.5%
Median loan-to-value	60%
Typical ownership tenure	9.2 yrs

COMMUNITY

Population	910
Density	29 / mi ²
Median household income	\$88K
Average household income	\$100K
Crime index (US avg 100)	75
Air pollution index (US avg 100)	81
Earthquake index (US avg 100)	39
Homes occupied	93%
Bachelor's or higher	14%
Poverty rate	7.6%
Unemployment	1.3%
Average temp	51°F
Annual precip	39 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.