

Gays 61928

ZIP code · IL · Illinois · Moultrie County · Gays

\$541K

MEDIAN SALE PRICE

10

SALES (12 MO)

\$158K

MEDIAN VALUE (AVM)

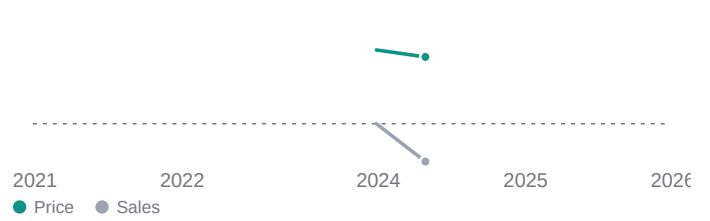
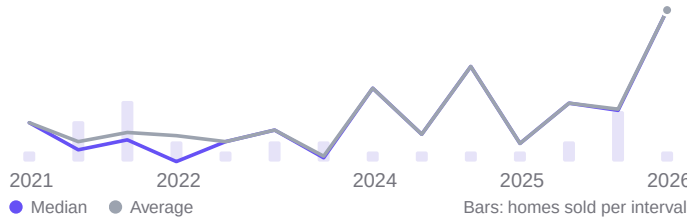
MARKET TRENDS (5 YEARS)

Sale prices

Median \$541K · Average \$541K

Growth (year over year)

Price +105.8% · Sales -60.0%



Price per square foot

\$199/ft²

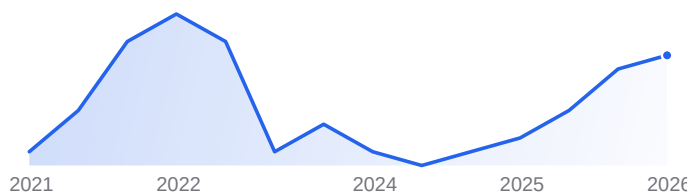
Sale premium vs estimated value

+18.7%



Annual turnover (share of homes sold)

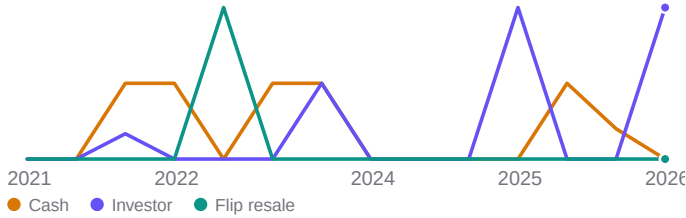
3.7%



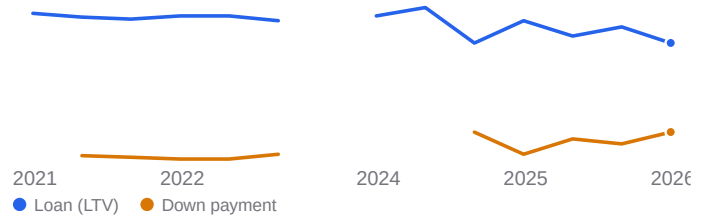
BUYERS & OUTCOMES

Buyer mix

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

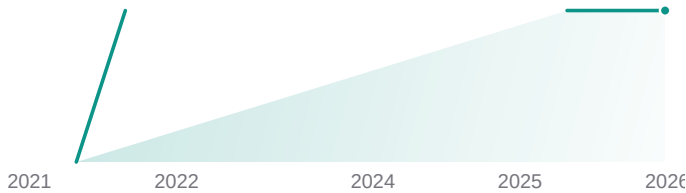


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



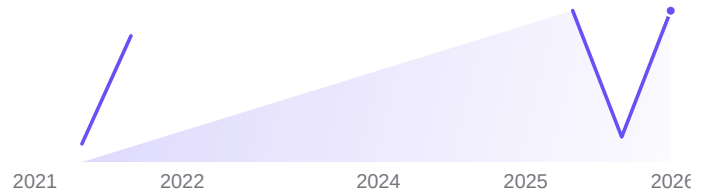
Sellers who sold at a gain

100%



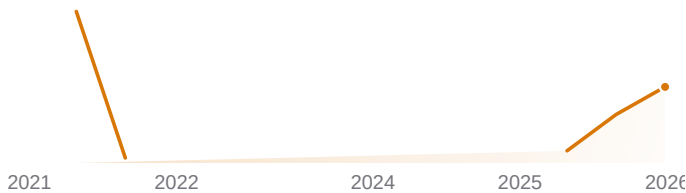
Typical hold before selling

19.6 yrs



Median annualized return at resale

+13.0%



HOUSING STOCK

Homes	268
Median value (AVM)	\$158K
Median size	1,512 ft²
Median bedrooms	3
Median year built	1960
Single family	50%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	54%
Underwater (LTV 125% or more)	5.2%
Owner occupied	81%
Company owned	7.5%
Median loan-to-value	47%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	889
Density	20 / mi²
Median household income	\$71K
Average household income	\$79K
Crime index (US avg 100)	121
Air pollution index (US avg 100)	89
Earthquake index (US avg 100)	88
Homes occupied	91%
Bachelor's or higher	15%
Poverty rate	8.7%
Unemployment	1.4%
Average temp	53°F
Annual precip	40 in
Sunshine	59%

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.