

Grafton 62037

ZIP code · IL · Illinois · Jersey County · Grafton

BUYER'S MARKET

\$218K

MEDIAN SALE PRICE

-23.4%

1-YR CHANGE

21

SALES (12 MO)

\$243K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 38 / 100



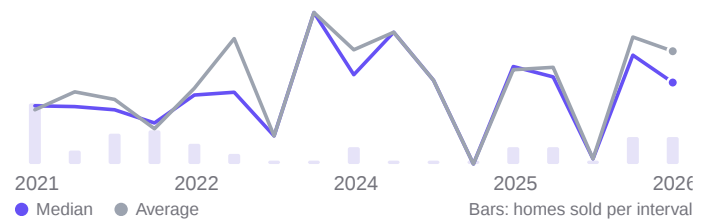
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

38 / 100

Sale prices

Median \$190K · Average \$239K

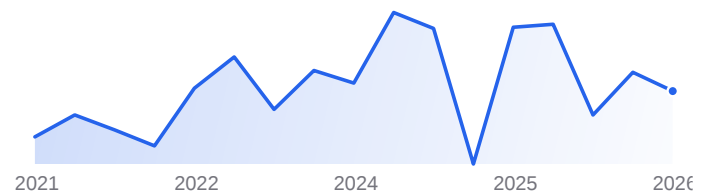
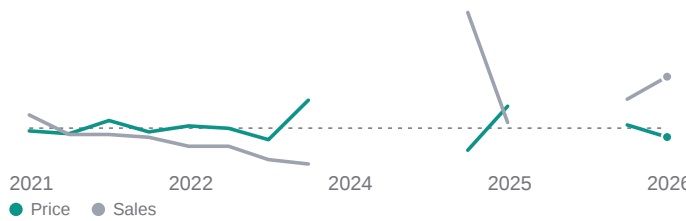


Growth (year over year)

Price -23.4% · Sales +133.3%

Price per square foot

\$116/ft²

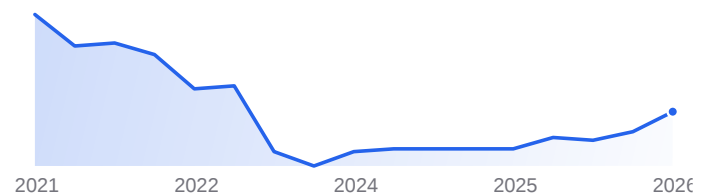
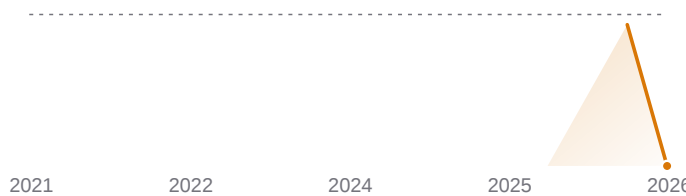


Sale premium vs estimated value

-4.0%

Annual turnover (share of homes sold)

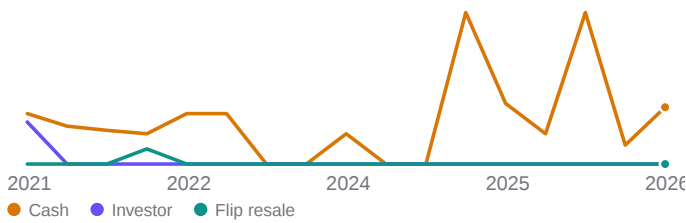
2.4%



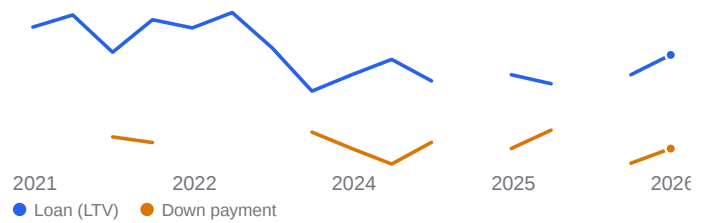
BUYERS & OUTCOMES

Buyer mix

Cash 38% · Investor 0% · Flip resale 0%



Financing (share of purchase price) Loan (LTV) 96% · Down payment 20%



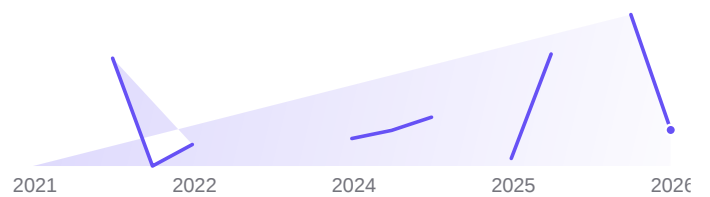
Sellers who sold at a gain

100%



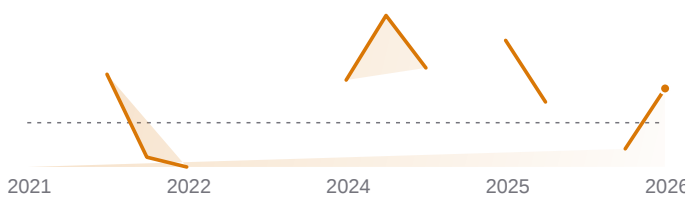
Typical hold before selling

2.2 yrs



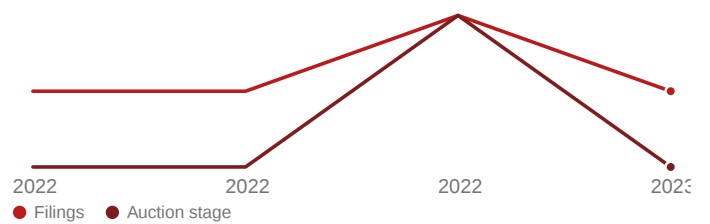
Median annualized return at resale

+11.9%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	875
Median value (AVM)	\$243K
Median size	1,518 ft²
Median year built	1995
Single family	81%
Condos	6.5%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	58%
Underwater (LTV 125% or more)	3.8%
Owner occupied	89%
Company owned	20%
Median loan-to-value	40%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	1,848
Density	24 / mi²
Median household income	\$73K
Average household income	\$88K
Crime index (US avg 100)	170
Air pollution index (US avg 100)	87
Earthquake index (US avg 100)	99
Homes occupied	75%
Bachelor's or higher	12%
Poverty rate	8.4%
Unemployment	1.0%
Average temp	55°F
Annual precip	39 in
Sunshine	58%

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.