

Clayton 62324

ZIP code · IL · Illinois > Adams County > Clayton

SELLER'S MARKET

\$169K

MEDIAN SALE PRICE

+419.0%

1-YR CHANGE

14

SALES (12 MO)

\$81K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 61 / 100



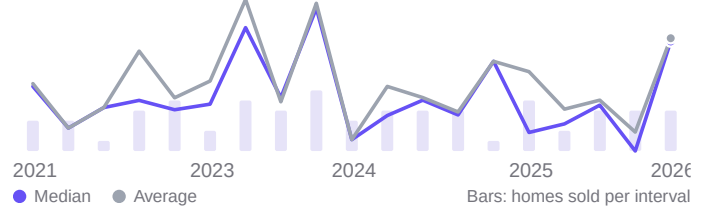
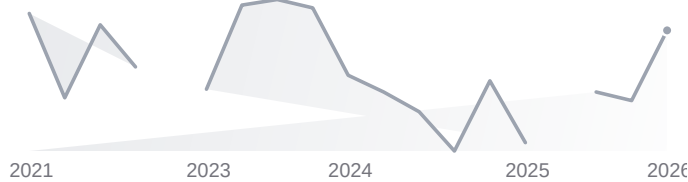
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

61 / 100

Sale prices

Median \$149K · Average \$153K

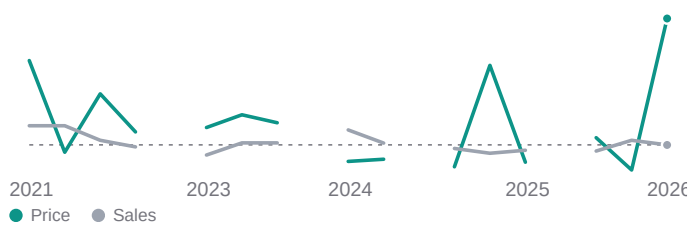


Growth (year over year)

Price +419.0% · Sales +0.0%

Sale premium vs estimated value

-23.3%



Annual turnover (share of homes sold)

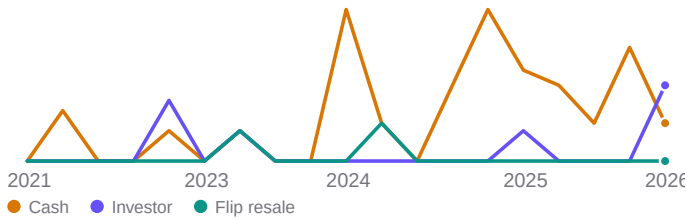
3.3%



BUYERS & OUTCOMES

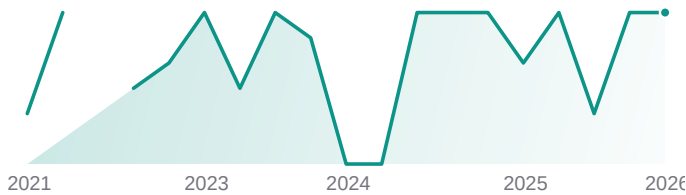
Buyer mix

Cash 25% · Investor 50% · Flip resale 0%



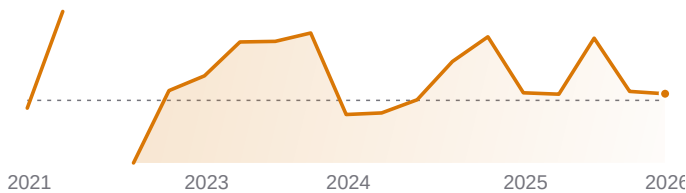
Sellers who sold at a gain

100%



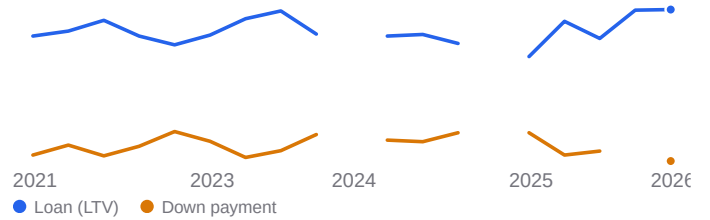
Median annualized return at resale

+1.7%



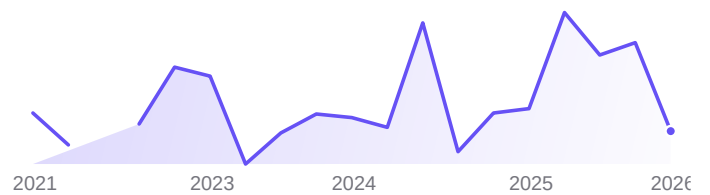
Financing (share of purchase price)

Loan (LTV) 103% · Down payment 0.9%



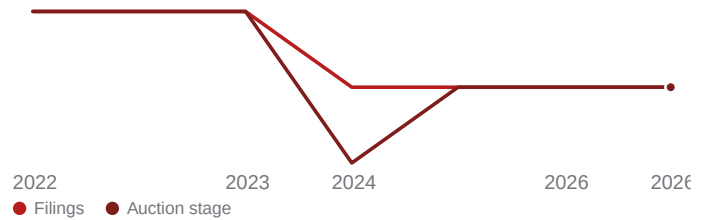
Typical hold before selling

4.6 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	423
Median value (AVM)	\$81K
Single family	94%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	58%
Underwater (LTV 125% or more)	4.6%
Owner occupied	72%
Company owned	8.0%
Median loan-to-value	34%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	1,577
Density	13 / mi²
Median household income	\$62K
Average household income	\$76K
Crime index (US avg 100)	156
Air pollution index (US avg 100)	77
Earthquake index (US avg 100)	32
Homes occupied	86%
Bachelor's or higher	11%
Poverty rate	10.7%
Unemployment	1.3%
Average temp	53°F
Annual precip	38 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.