

Grayville 62844

ZIP code · IL · Illinois · Wabash County · Grayville

BUYER'S MARKET

\$108K

MEDIAN SALE PRICE

+24.3%

1-YR CHANGE

12

SALES (12 MO)

\$59K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 31 / 100



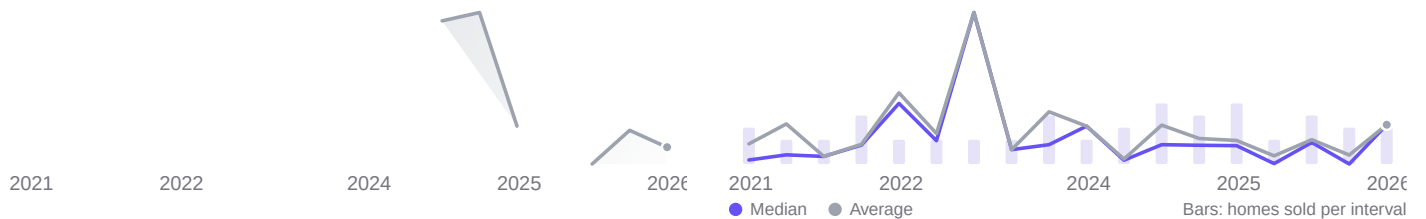
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

31 / 100

Sale prices

Median \$108K · Average \$108K

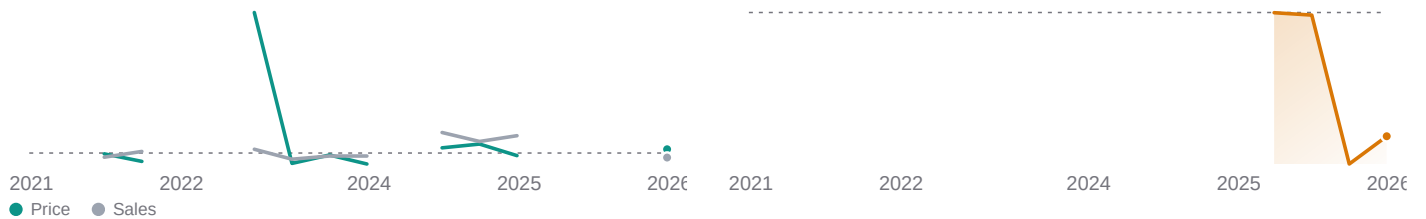


Growth (year over year)

Price +24.3% · Sales -29.4%

Sale premium vs estimated value

-23.1%



Annual turnover (share of homes sold)

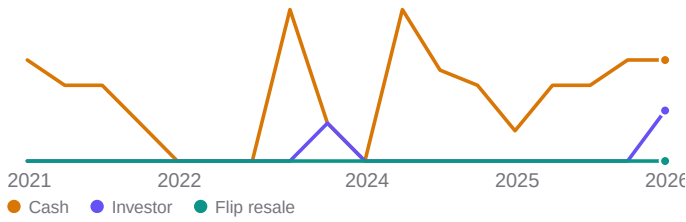
1.3%



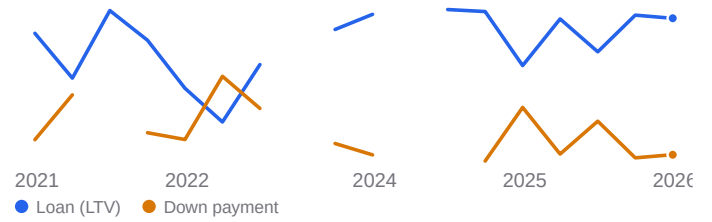
BUYERS & OUTCOMES

Buyer mix

Cash 67% · Investor 33% · Flip resale 0%

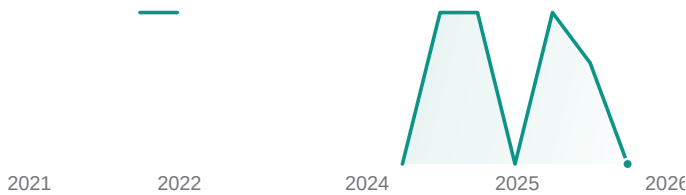


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



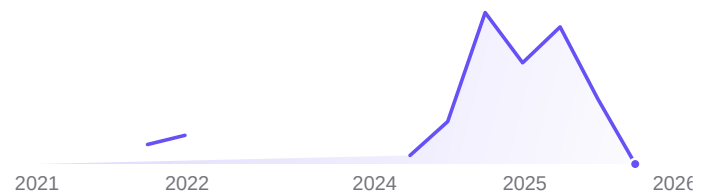
Sellers who sold at a gain

0%



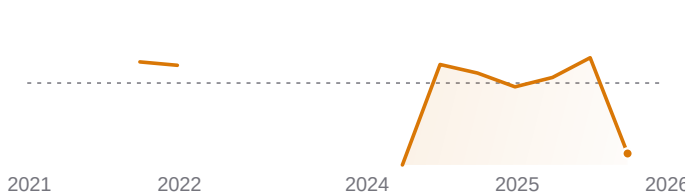
Typical hold before selling

1.1 yrs



Median annualized return at resale

-40.5%



HOUSING STOCK

Homes	905
Median value (AVM)	\$59K
Median size	23,625 ft²
Single family	93%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	66%
Underwater (LTV 125% or more)	5.5%
Owner occupied	82%
Company owned	7.0%
Median loan-to-value	0%
Typical ownership tenure	9.4 yrs

COMMUNITY

Population	1,219
Density	30 / mi²
Median household income	\$68K
Average household income	\$81K
Crime index (US avg 100)	164
Air pollution index (US avg 100)	87
Earthquake index (US avg 100)	205
Homes occupied	85%
Bachelor's or higher	10%
Poverty rate	16.1%
Unemployment	1.3%
Average temp	56°F
Annual precip	45 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.