

Goreville 62939

ZIP code · IL · Illinois > Johnson County > Goreville

BALANCED MARKET

\$169K

MEDIAN SALE PRICE

-7.6%

1-YR CHANGE

78

SALES (12 MO)

\$176K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 54 / 100



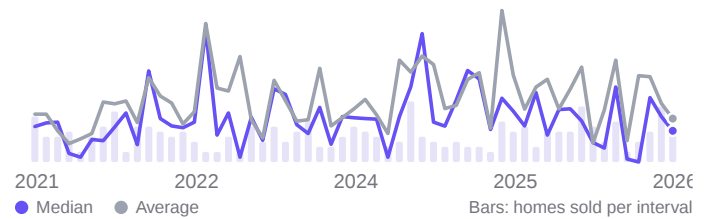
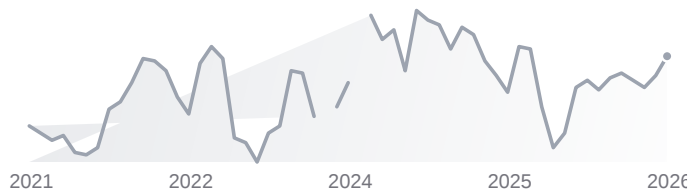
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

54 / 100

Sale prices

Median \$127K · Average \$160K

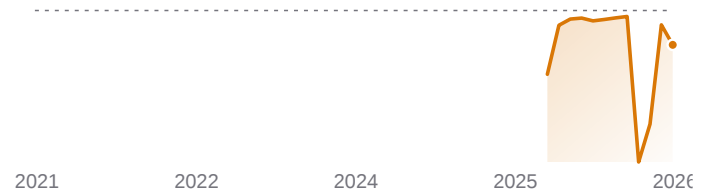
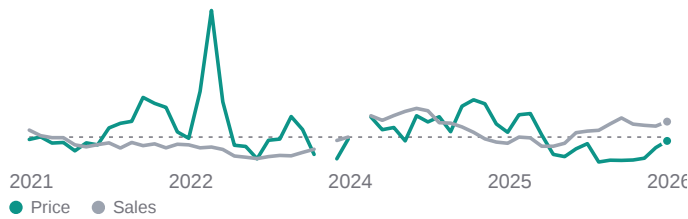


Growth (year over year)

Price -7.6% · Sales +30.0%

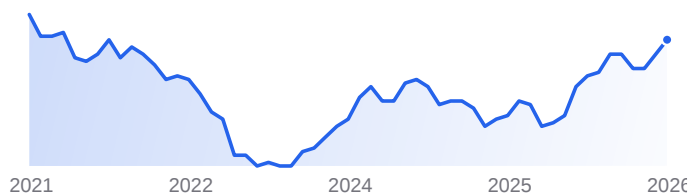
Sale premium vs estimated value

-9.4%



Annual turnover (share of homes sold)

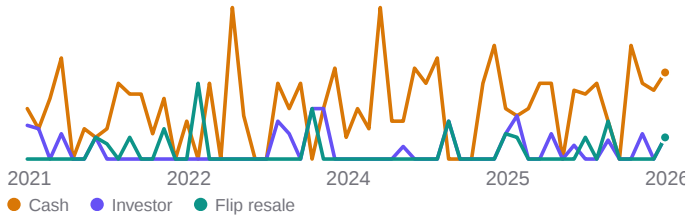
4.3%



BUYERS & OUTCOMES

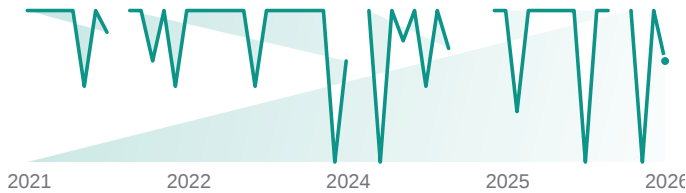
Buyer mix

Cash 57% · Investor 14% · Flip resale 14%



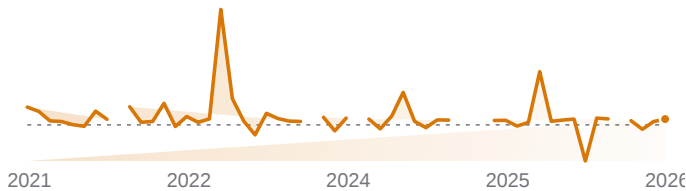
Sellers who sold at a gain

67%

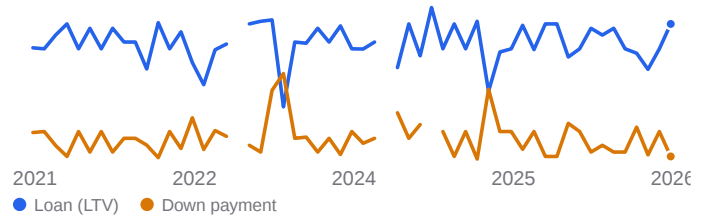


Median annualized return at resale

+11.5%

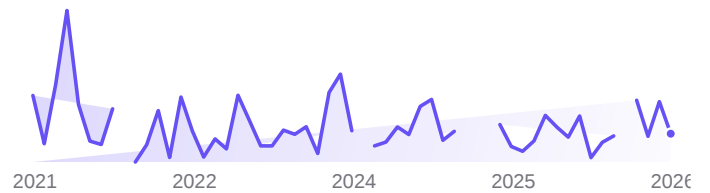


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.9%



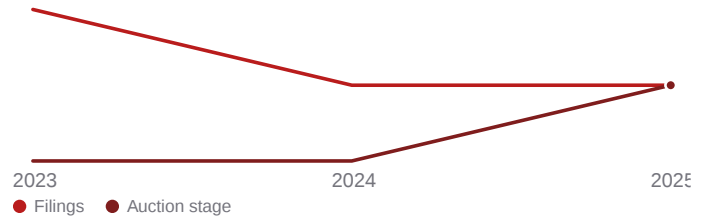
Typical hold before selling

2.7 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,818
Median value (AVM)	\$176K
Median size	1,296 ft²
Median year built	2011
Single family	83%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	72%
Underwater (LTV 125% or more)	2.3%
Owner occupied	84%
Company owned	9.6%
Median loan-to-value	0%
Typical ownership tenure	18.7 yrs

COMMUNITY

Population	2,740
Density	57 / mi²
Median household income	\$75K
Average household income	\$84K
Crime index (US avg 100)	116
Air pollution index (US avg 100)	79
Earthquake index (US avg 100)	378
Homes occupied	86%
Bachelor's or higher	15%
Poverty rate	14.1%
Unemployment	1.6%
Average temp	57°F
Annual precip	47 in
Sunshine	59%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.