

Gorham 62940

ZIP code · IL · Illinois > Jackson County > Gorham

\$181K

MEDIAN SALE PRICE

+121.2%

1-YR CHANGE

5

SALES (12 MO)

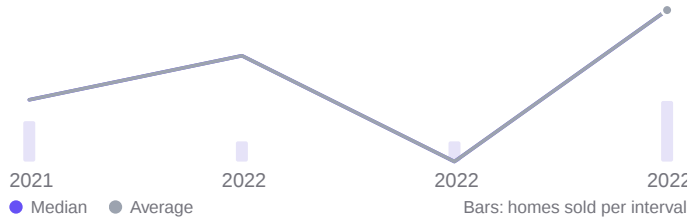
\$47K

MEDIAN VALUE (AVM)

MARKET TRENDS (5 YEARS)

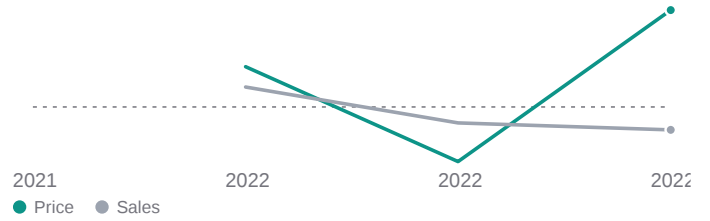
Sale prices

Median \$181K · Average \$181K



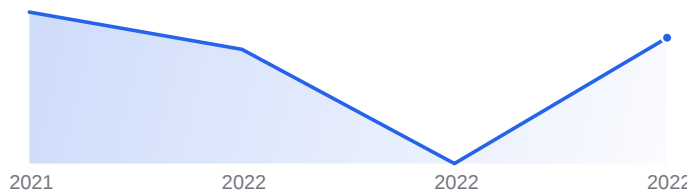
Growth (year over year)

Price +121.2% · Sales -28.6%



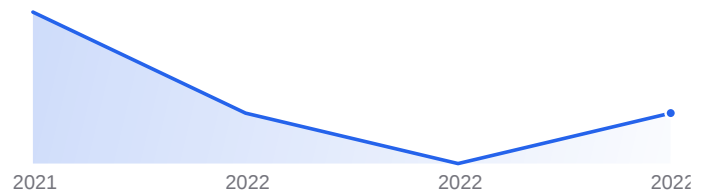
Price per square foot

\$66/ft²



Annual turnover (share of homes sold)

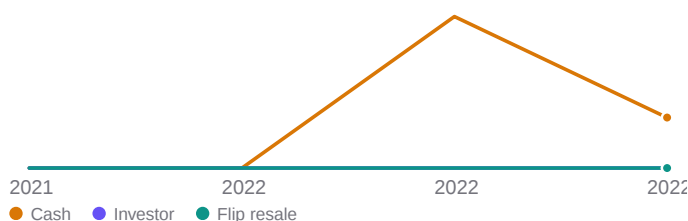
2.6%



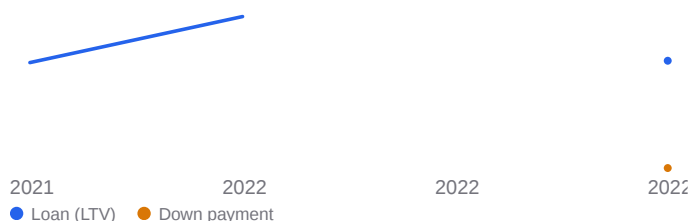
BUYERS & OUTCOMES

Buyer mix

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



Financing (share of purchase price) Loan (LTV) 79% · Down payment 21%



HOUSING STOCK

Homes	193
Median value (AVM)	\$47K
Median size	1,081 ft²
Median bedrooms	2
Median year built	1940
Single family	85%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	84%
Underwater (LTV 125% or more)	1.0%
Owner occupied	75%
Company owned	14%
Median loan-to-value	0%
Typical ownership tenure	12.8 yrs

COMMUNITY

Population	342
Density	13 / mi²
Median household income	\$69K
Average household income	\$91K
Crime index (US avg 100)	76
Air pollution index (US avg 100)	78
Earthquake index (US avg 100)	255
Homes occupied	86%
Bachelor's or higher	18%

Poverty rate	13.3%
Unemployment	1.5%
Average temp	57°F
Annual precip	45 in
Sunshine	59%

Market metrics are derived from recorded arms-length deeds through October 2022, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.