

Mason County, IL

County · IL · Illinois

BUYER'S MARKET

\$88K

MEDIAN SALE PRICE

-8.6%

1-YR CHANGE

208

SALES (12 MO)

\$93K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 30 / 100



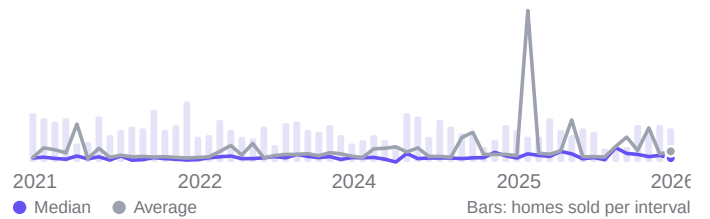
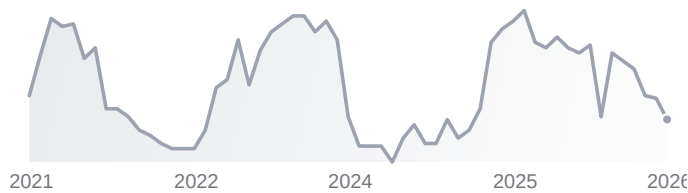
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

30 / 100

Sale prices

Median \$75K · Average \$140K

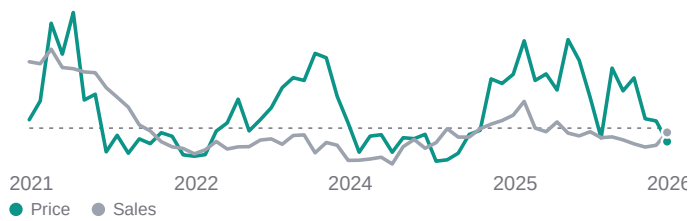


Growth (year over year)

Price -8.6% · Sales -2.8%

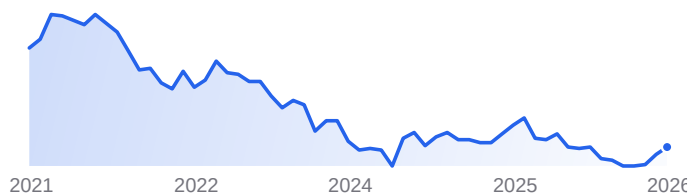
Sale premium vs estimated value

-5.9%



Annual turnover (share of homes sold)

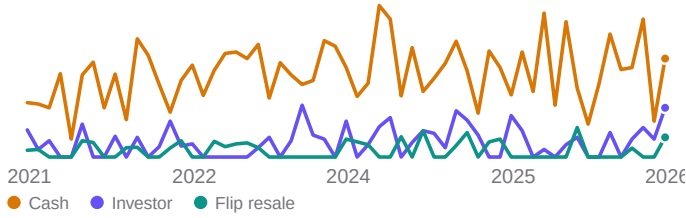
2.9%



BUYERS & OUTCOMES

Buyer mix

Cash 50% · Investor 25% · Flip resale 10%



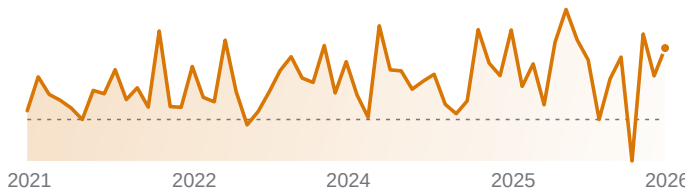
Sellers who sold at a gain

82%

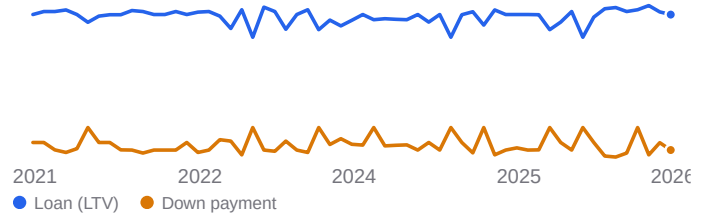


Median annualized return at resale

+6.9%

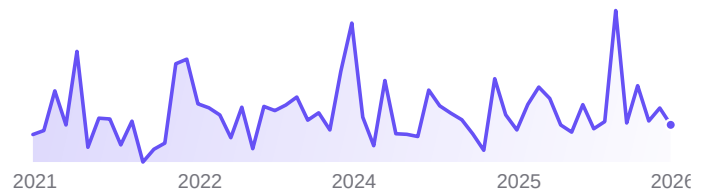


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



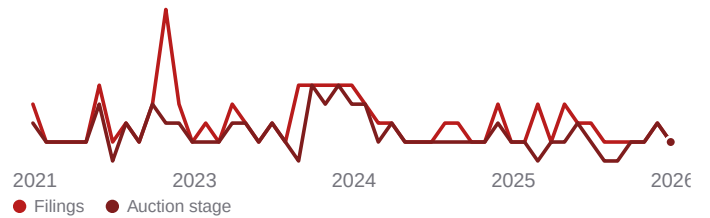
Typical hold before selling

4.9 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	7,171
Median value (AVM)	\$93K
Single family	87%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	63%
Underwater (LTV 125% or more)	5.1%
Owner occupied	64%
Company owned	10%
Median loan-to-value	0%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	12,577
Density	23 / mi²
Median household income	\$61K
Average household income	\$82K
Crime index (US avg 100)	111
Air pollution index (US avg 100)	76
Earthquake index (US avg 100)	39
Homes occupied	85%
Bachelor's or higher	13%
Poverty rate	12.5%
Unemployment	1.2%
Average temp	52°F
Annual precip	37 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.