

# Forest City

City · IL · Illinois > Mason County

\$31K

MEDIAN SALE PRICE

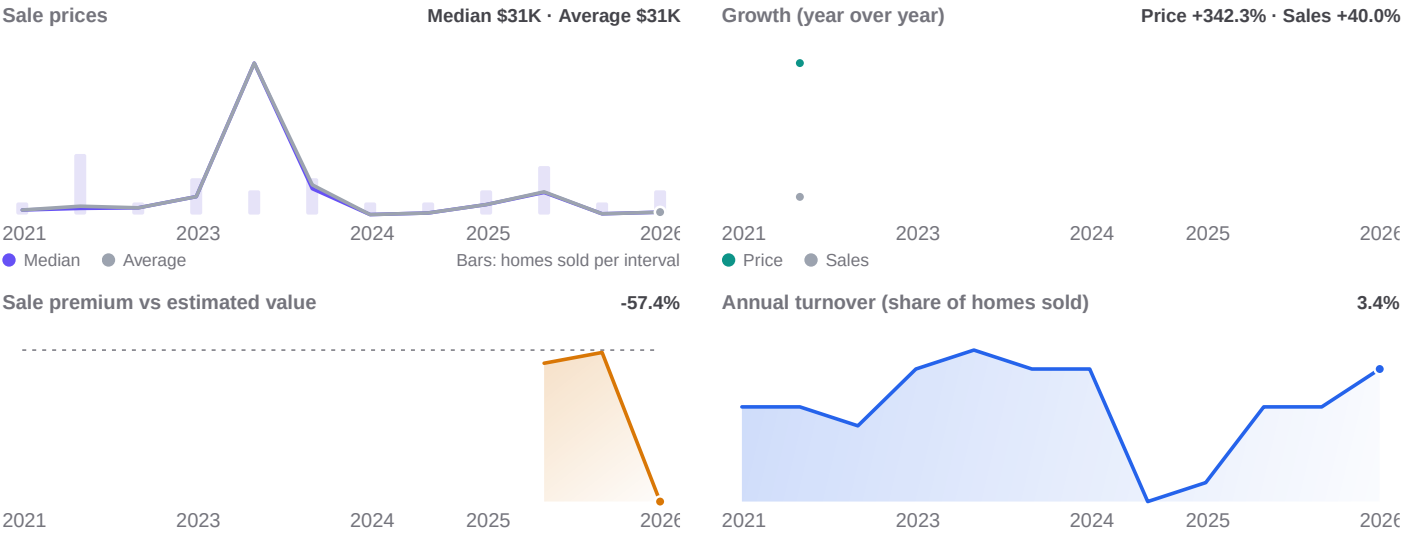
9

SALES (12 MO)

\$70K

MEDIAN VALUE (AVM)

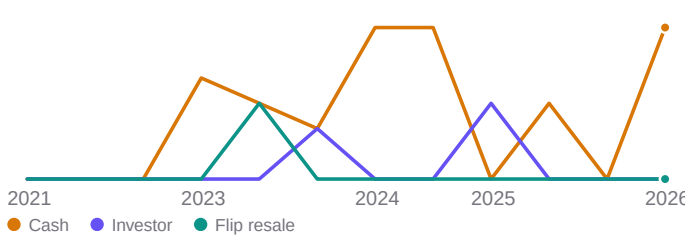
## MARKET TRENDS (5 YEARS)



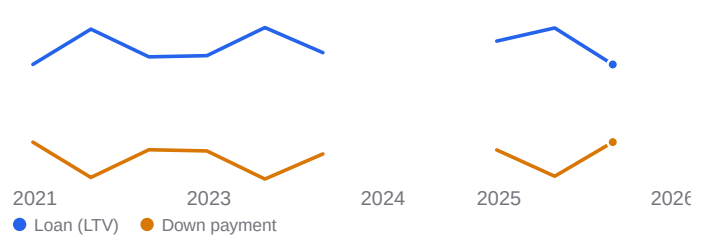
## BUYERS & OUTCOMES

### Buyer mix

Cash 100% · Investor 0% · Flip resale 0%

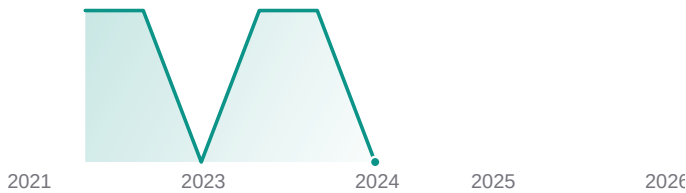


Financing (share of purchase price) Loan (LTV) 75% · Down payment 25%



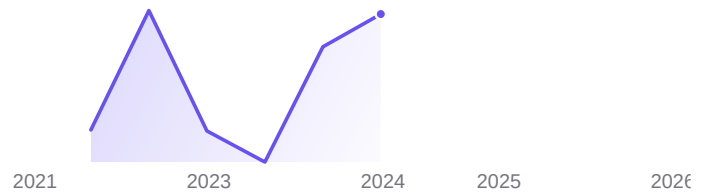
### Sellers who sold at a gain

0%



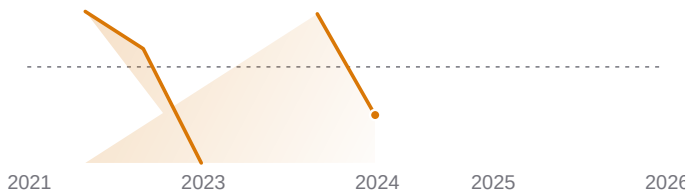
### Typical hold before selling

16.1 yrs



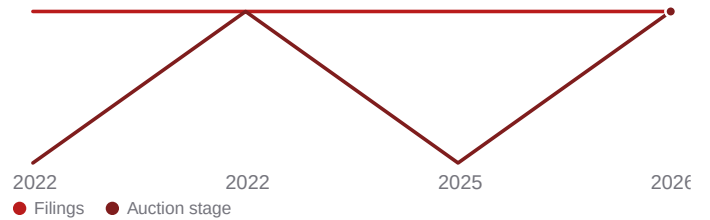
### Median annualized return at resale

-6.0%



### Preforeclosure filings

Filings 1 · Auction stage 1



## HOUSING STOCK

|                    |       |
|--------------------|-------|
| Homes              | 265   |
| Median value (AVM) | \$70K |
| Single family      | 78%   |

## EQUITY & OWNERSHIP

|                               |           |
|-------------------------------|-----------|
| Equity rich (LTV 50% or less) | 67%       |
| Underwater (LTV 125% or more) | 12%       |
| Owner occupied                | 58%       |
| Company owned                 | 11%       |
| Median loan-to-value          | 0%        |
| Typical ownership tenure      | 126.6 yrs |

## COMMUNITY

|                                  |                       |
|----------------------------------|-----------------------|
| Population                       | 220                   |
| Density                          | 421 / mi <sup>2</sup> |
| Median household income          | \$62K                 |
| Average household income         | \$71K                 |
| Crime index (US avg 100)         | 75                    |
| Air pollution index (US avg 100) | 78                    |
| Earthquake index (US avg 100)    | 38                    |
| Homes occupied                   | 88%                   |
| Bachelor's or higher             | 12%                   |
| Poverty rate                     | 12.3%                 |
| Unemployment                     | 1.6%                  |
| Average temp                     | 52°F                  |
| Annual precip                    | 37 in                 |
| Sunshine                         | 59%                   |

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