

Topeka

City · IL · Illinois > Mason County

BUYER'S MARKET

\$168K

MEDIAN SALE PRICE

8

SALES (12 MO)

\$64K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 36 / 100



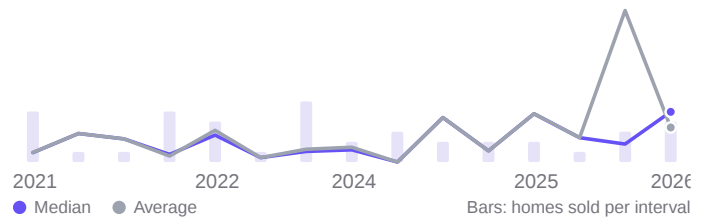
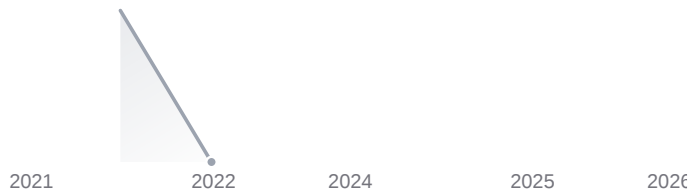
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

36 / 100

Sale prices

Median \$209K · Average \$151K



Growth (year over year)

Price +14.5% · Sales -14.3%

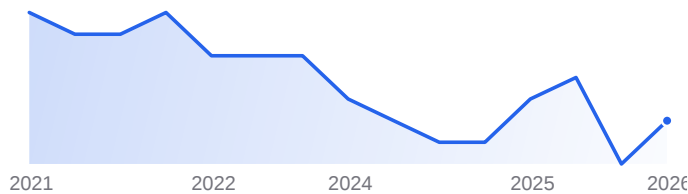
Sale premium vs estimated value

+267.4%



Annual turnover (share of homes sold)

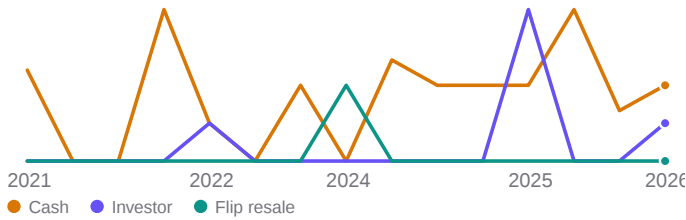
1.7%



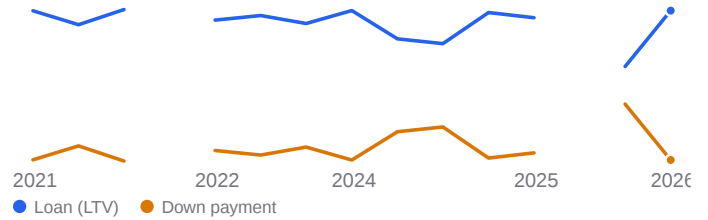
BUYERS & OUTCOMES

Buyer mix

Cash 50% · Investor 25% · Flip resale 0%



Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



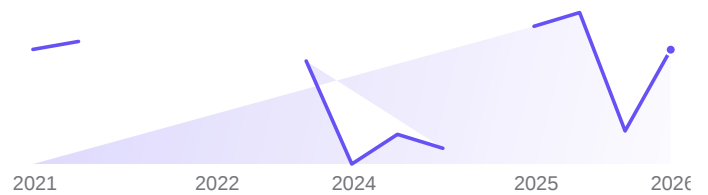
Sellers who sold at a gain

100%



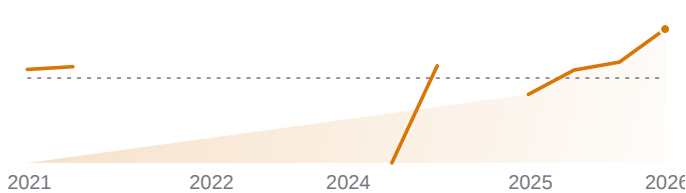
Typical hold before selling

11.4 yrs



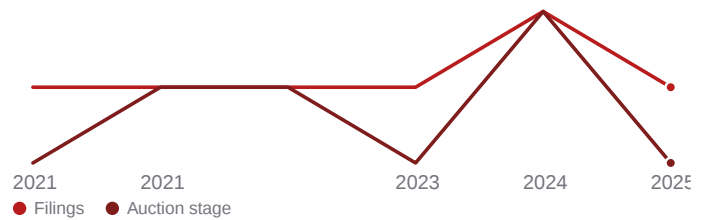
Median annualized return at resale

+17.5%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	461
Median value (AVM)	\$64K
Single family	86%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	77%
Underwater (LTV 125% or more)	3.9%
Owner occupied	52%
Company owned	9.3%
Median loan-to-value	0%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	2
Density	14 / mi²
Median household income	\$64K
Average household income	\$72K
Crime index (US avg 100)	183
Air pollution index (US avg 100)	77
Earthquake index (US avg 100)	36
Homes occupied	85%
Bachelor's or higher	2%
Poverty rate	6.9%
Unemployment	1.0%
Average temp	52°F
Annual precip	38 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.