Easton

City · IL · Illinois › Mason County

SELLER'S MARKET

$58K	14	$126K
MEDIAN SALE PRICE	SALES (12 MO)	MEDIAN VALUE (AVM)

Market temperature

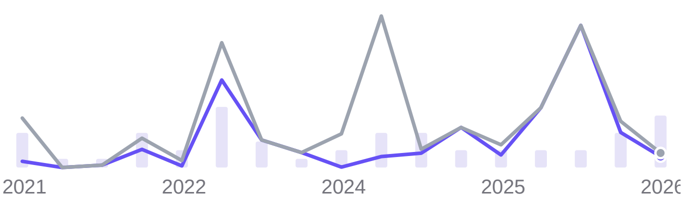
Seller's market · 69 / 100

Buyer's market Balanced Seller's market

MARKET TRENDS (5 YEARS)

Sale prices

Median $59K · Average $73K



Median Average Bars: homes sold per interval

Growth (year over year)

Price +855.8% · Sales -10.0%

Price Sales

Sale premium vs estimated value

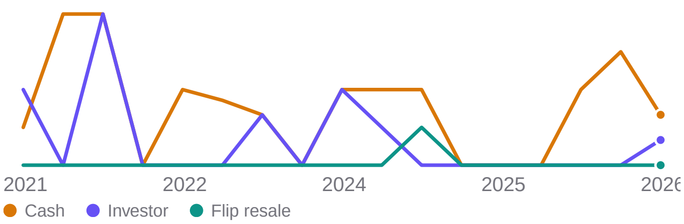
-5.7%

Annual turnover (share of homes sold)

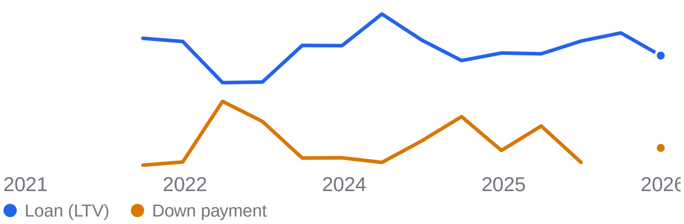
3.5%

BUYERS & OUTCOMES

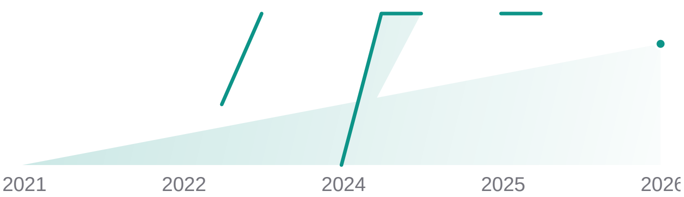
Buyer mix — Cash 33% · Investor 17% · Flip resale 0%



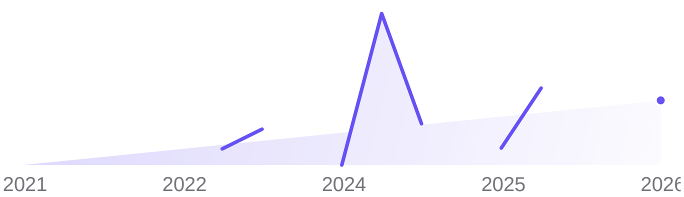
Financing (share of purchase price) — Loan (LTV) 84% · Down payment 16%



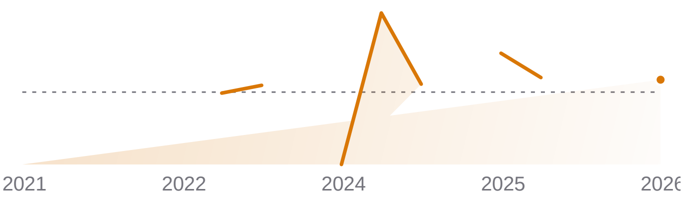
Sellers who sold at a gain — 80%



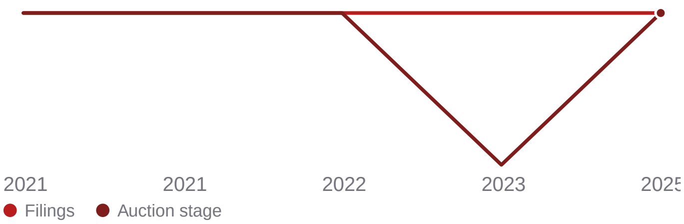
Typical hold before selling — 9.6 yrs



Median annualized return at resale — +4.9%



Preforeclosure filings — Filings 1 · Auction stage 1



HOUSING STOCK

Homes	**401**
Median value (AVM)	**$126K**
Single family	**68%**

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	**68%**
Underwater (LTV 125% or more)	**5.2%**
Owner occupied	**60%**
Company owned	**15%**
Median loan-to-value	**0%**
Typical ownership tenure	**126.6 yrs**

COMMUNITY

Population	291
Density	1,213 / mi²
Median household income	$46K
Average household income	$81K
Crime index (US avg 100)	65
Air pollution index (US avg 100)	80
Earthquake index (US avg 100)	35
Homes occupied	86%
Bachelor's or higher	6%
Poverty rate	8.9%
Unemployment	1.3%
Average temp	52°F
Annual precip	37 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.