

Mazon 60444

ZIP code · IL · Illinois > Grundy County > Mazon

SELLER'S MARKET

\$205K

MEDIAN SALE PRICE

27

SALES (12 MO)

\$262K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 60 / 100



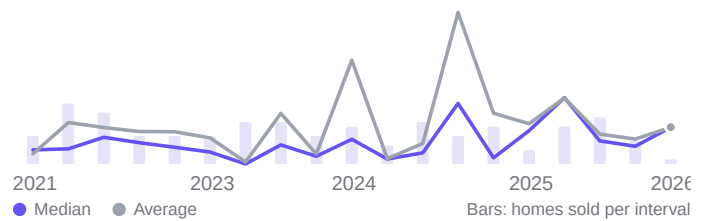
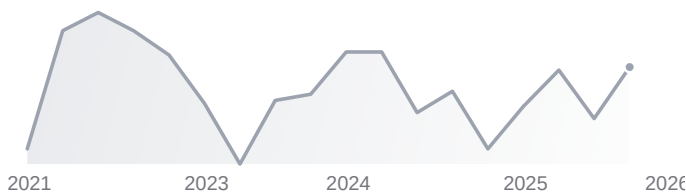
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

60 / 100

Sale prices

Median \$251K · Average \$251K

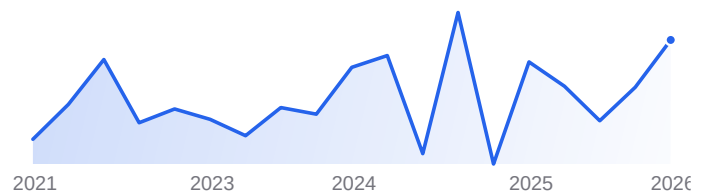
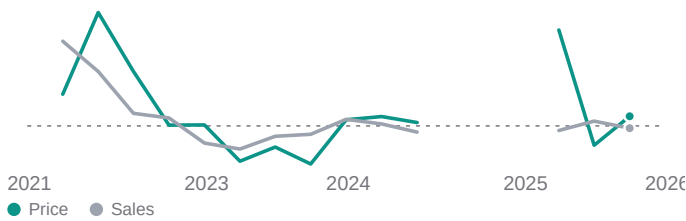


Growth (year over year)

Price +15.3% · Sales -3.7%

Price per square foot

\$199/ft²

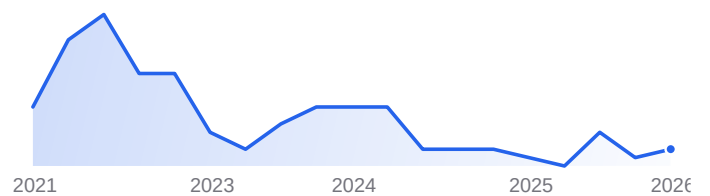
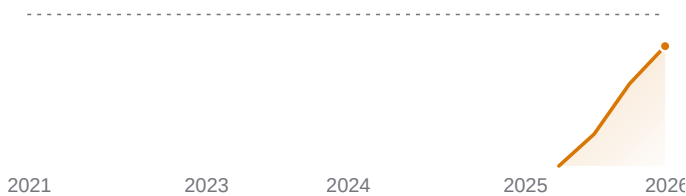


Sale premium vs estimated value

-1.4%

Annual turnover (share of homes sold)

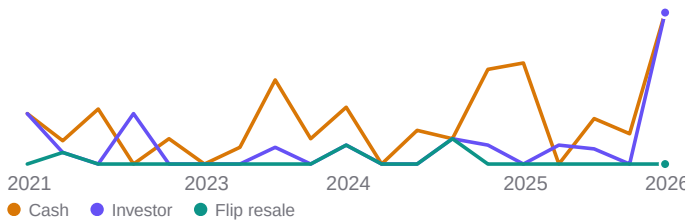
3.7%



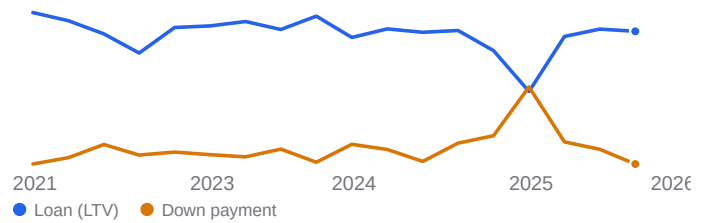
BUYERS & OUTCOMES

Buyer mix

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

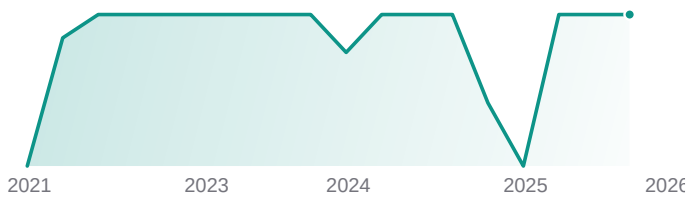


Financing (share of purchase price) Loan (LTV) 87% · Down payment 1.8%



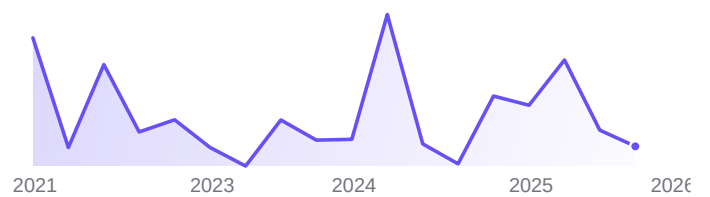
Sellers who sold at a gain

100%



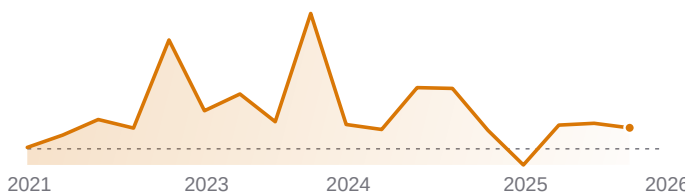
Typical hold before selling

3.2 yrs



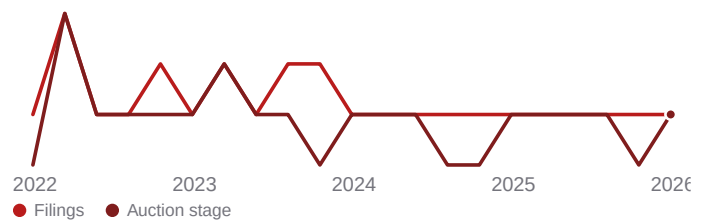
Median annualized return at resale

+3.7%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	731
Median value (AVM)	\$262K
Median size	1,636 ft²
Median bedrooms	3
Median year built	1973
Single family	77%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	51%
Underwater (LTV 125% or more)	2.1%
Owner occupied	77%
Company owned	17%
Median loan-to-value	50%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	2,465
Density	50 / mi²
Median household income	\$95K
Average household income	\$117K
Crime index (US avg 100)	101
Air pollution index (US avg 100)	70
Earthquake index (US avg 100)	46
Homes occupied	96%
Bachelor's or higher	13%
Poverty rate	8.2%
Unemployment	1.9%
Average temp	50°F
Annual precip	37 in
Sunshine	54%

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.