

Paxton 60957

ZIP code · IL · Illinois > Ford County > Paxton

SELLER'S MARKET

\$141K

MEDIAN SALE PRICE

+7.1%

1-YR CHANGE

104

SALES (12 MO)

\$153K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 76 / 100

Buyer's market

Balanced

Seller's market

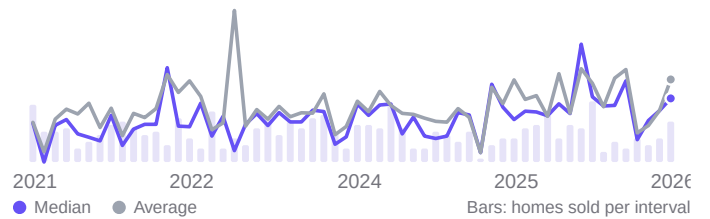
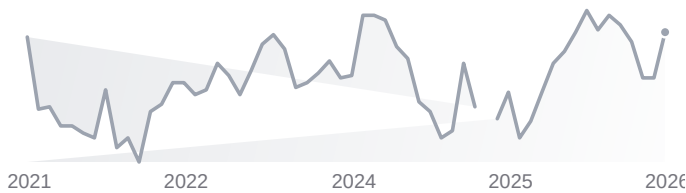
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

76 / 100

Sale prices

Median \$165K · Average \$205K

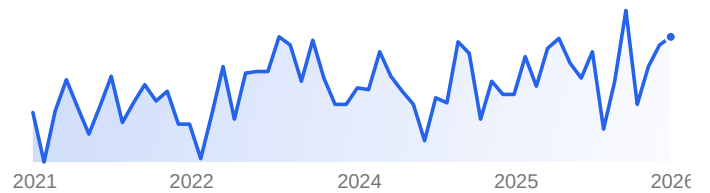
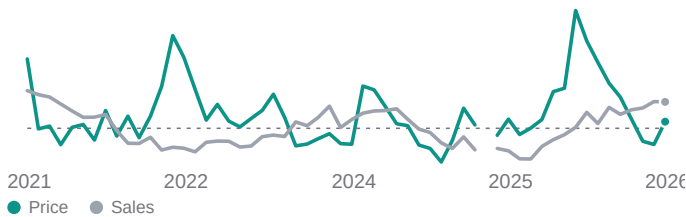


Growth (year over year)

Price +7.1% · Sales +28.4%

Price per square foot

\$114/ft²

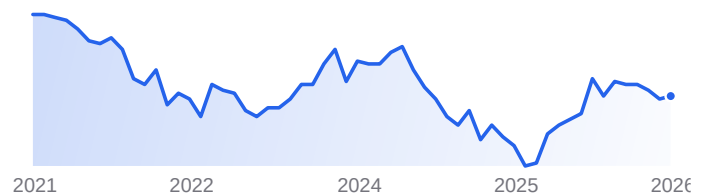
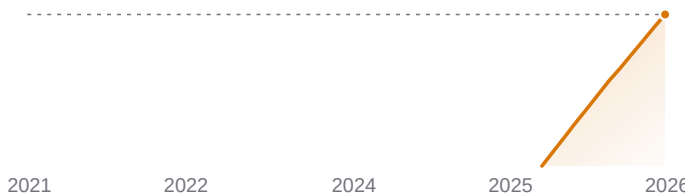


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

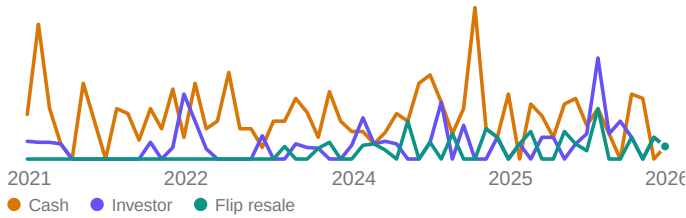
4.8%



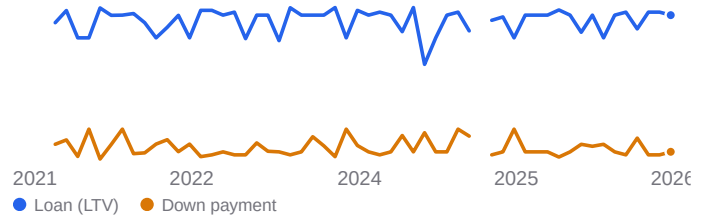
BUYERS & OUTCOMES

Buyer mix

Cash 8.3% · Investor 8.3% · Flip resale 8.3%

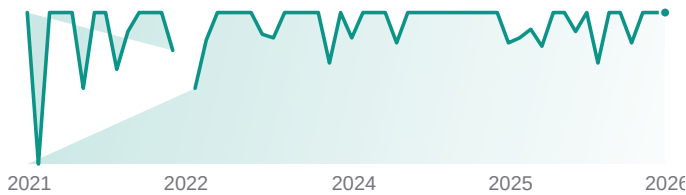


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



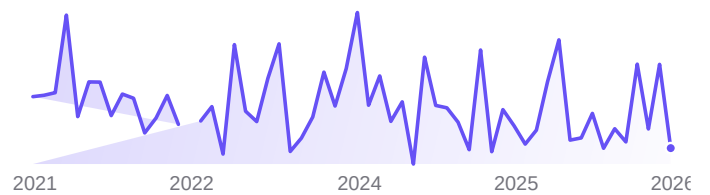
Sellers who sold at a gain

100%



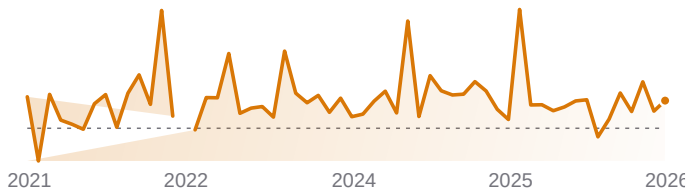
Typical hold before selling

2.1 yrs



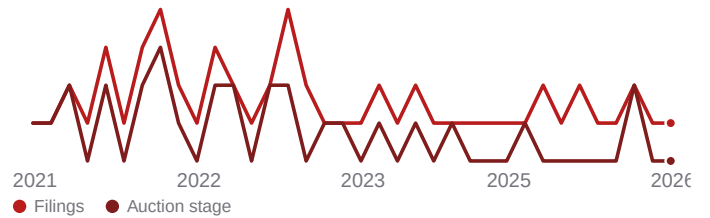
Median annualized return at resale

+5.9%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	2,149
Median value (AVM)	\$153K
Median size	1,456 ft²
Median bedrooms	3
Median year built	1951
Single family	91%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	53%
Underwater (LTV 125% or more)	2.9%
Owner occupied	83%
Company owned	7.8%
Median loan-to-value	48%
Typical ownership tenure	7.2 yrs

COMMUNITY

Population	5,716
Density	58 / mi²
Median household income	\$65K
Average household income	\$80K
Crime index (US avg 100)	127
Air pollution index (US avg 100)	88
Earthquake index (US avg 100)	38
Homes occupied	89%
Bachelor's or higher	12%
Poverty rate	8.9%
Unemployment	1.4%
Average temp	51°F
Annual precip	38 in
Sunshine	56%

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.