

Ashton 61006

ZIP code · IL · Illinois · Lee County · Ashton

STRONG SELLER'S MARKET

\$215K

MEDIAN SALE PRICE

30

SALES (12 MO)

\$192K

MEDIAN VALUE (AVM)

Market temperature

Strong seller's market · 84 / 100

Buyer's market

Balanced

Seller's market

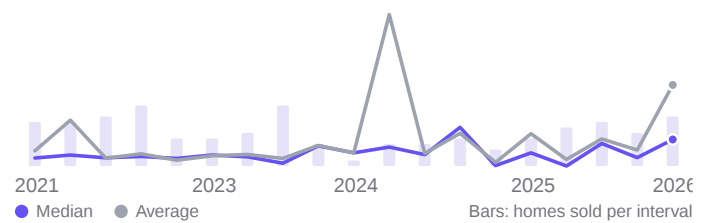
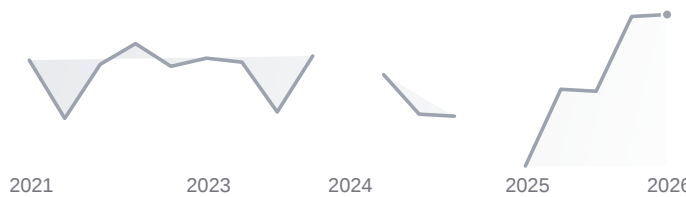
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

84 / 100

Sale prices

Median \$215K · Average \$468K

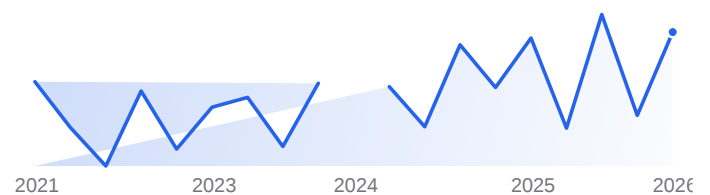
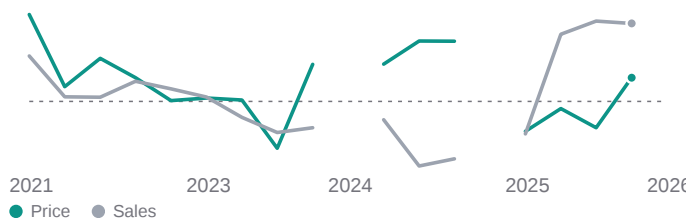


Growth (year over year)

Price +18.9% · Sales +62.5%

Price per square foot

\$115/ft²

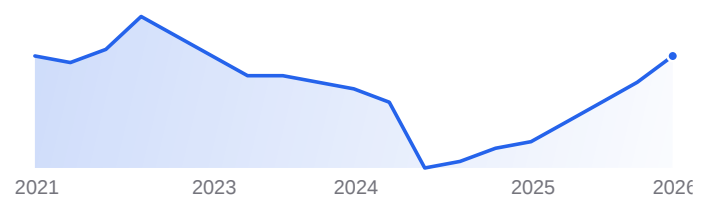
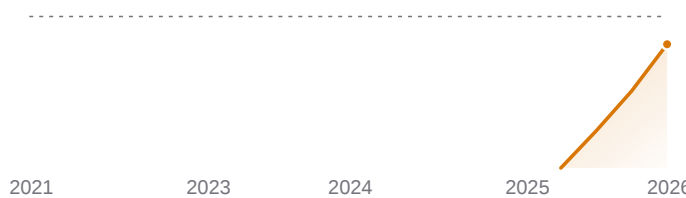


Sale premium vs estimated value

-1.4%

Annual turnover (share of homes sold)

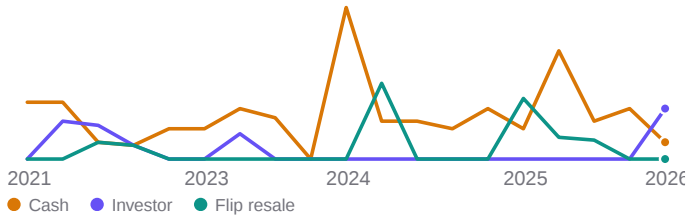
4.5%



BUYERS & OUTCOMES

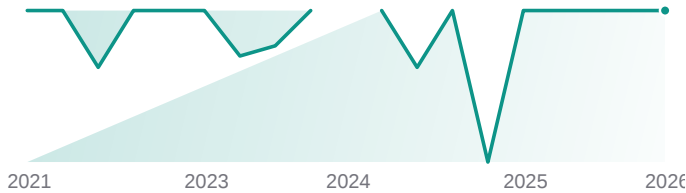
Buyer mix

Cash 11% · Investor 33% · Flip resale 0%



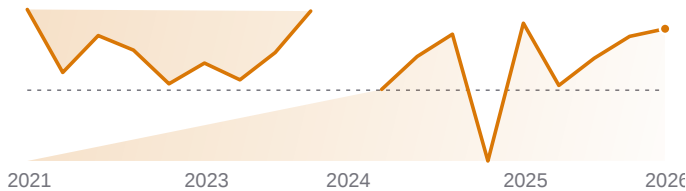
Sellers who sold at a gain

100%

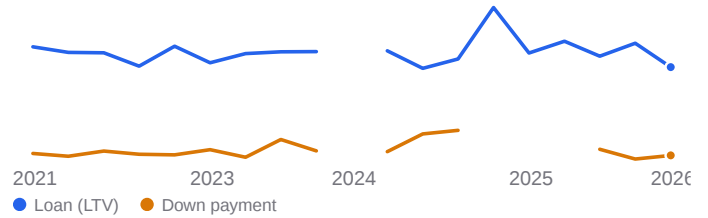


Median annualized return at resale

+15.2%

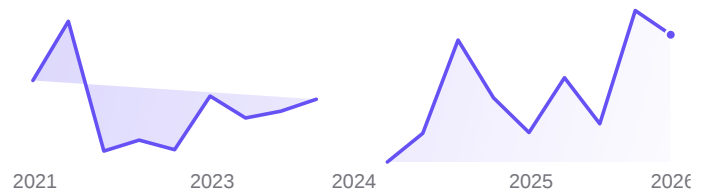


Financing (share of purchase price) Loan (LTV) 79% · Down payment 3.4%



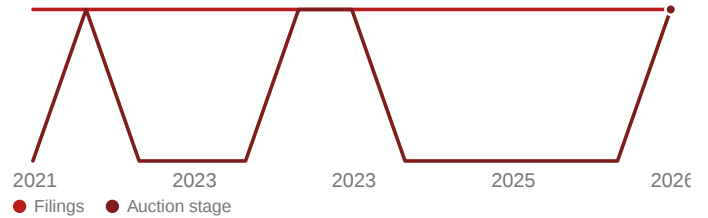
Typical hold before selling

10.6 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	663
Median value (AVM)	\$192K
Median size	1,712 ft²
Median year built	1910
Single family	81%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	54%
Underwater (LTV 125% or more)	3.2%
Owner occupied	77%
Company owned	17%
Median loan-to-value	46%
Typical ownership tenure	16.7 yrs

COMMUNITY

Population	1,748
Density	25 / mi²
Median household income	\$83K
Average household income	\$88K
Crime index (US avg 100)	115
Air pollution index (US avg 100)	91
Earthquake index (US avg 100)	43
Homes occupied	90%
Bachelor's or higher	13%
Poverty rate	7.9%
Unemployment	1.9%
Average temp	49°F
Annual precip	36 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.