

Canton 61520

ZIP code · IL · Illinois > Fulton County > Canton

\$112K

MEDIAN SALE PRICE

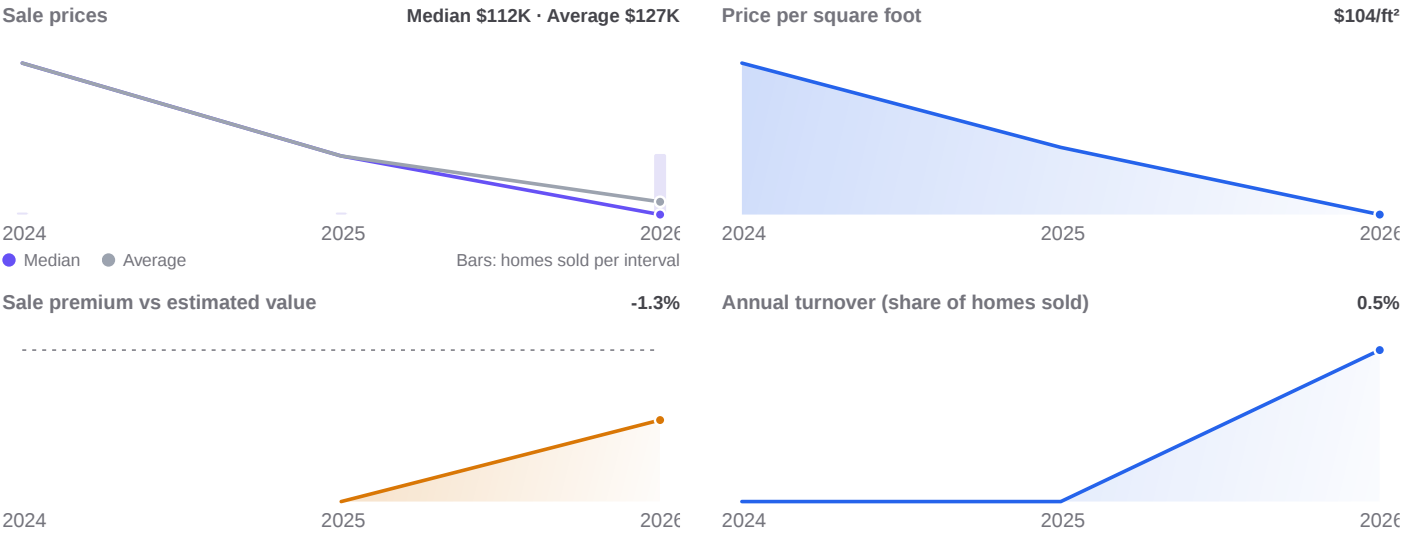
31

SALES (12 MO)

\$112K

MEDIAN VALUE (AVM)

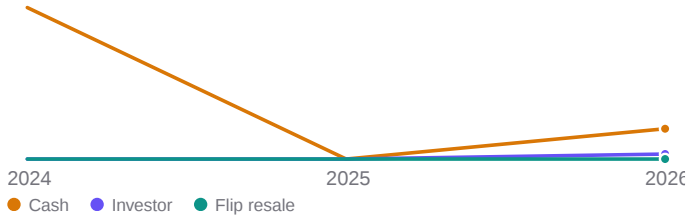
MARKET TRENDS (5 YEARS)



BUYERS & OUTCOMES

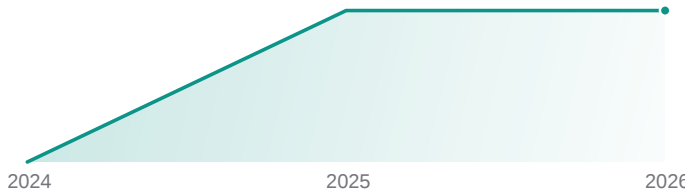
Buyer mix

Cash 20% · Investor 3.3% · Flip resale 0%



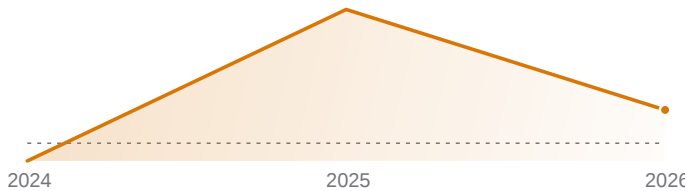
Sellers who sold at a gain

100%

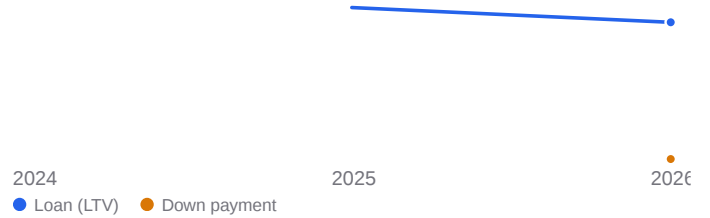


Median annualized return at resale

+3.7%

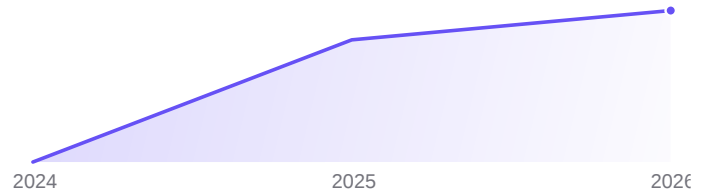


Financing (share of purchase price) Loan (LTV) 93% · Down payment 6.7%



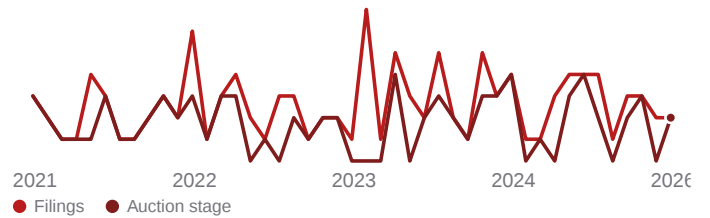
Typical hold before selling

15.5 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	6,018
Median value (AVM)	\$112K
Median size	1,064 ft²
Median bedrooms	3
Median year built	1936
Single family	99%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	57%
Underwater (LTV 125% or more)	5.9%
Owner occupied	80%
Company owned	5.6%
Median loan-to-value	42%
Typical ownership tenure	21.0 yrs

COMMUNITY

Population	16,601
Density	104 / mi²
Median household income	\$62K
Average household income	\$81K
Crime index (US avg 100)	106
Air pollution index (US avg 100)	83
Earthquake index (US avg 100)	34
Homes occupied	89%
Bachelor's or higher	9%
Poverty rate	11.2%
Unemployment	1.2%
Average temp	51°F
Annual precip	37 in
Sunshine	56%

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.