

Forest City 61532

ZIP code · IL · Illinois > Mason County > Forest City

\$31K

MEDIAN SALE PRICE

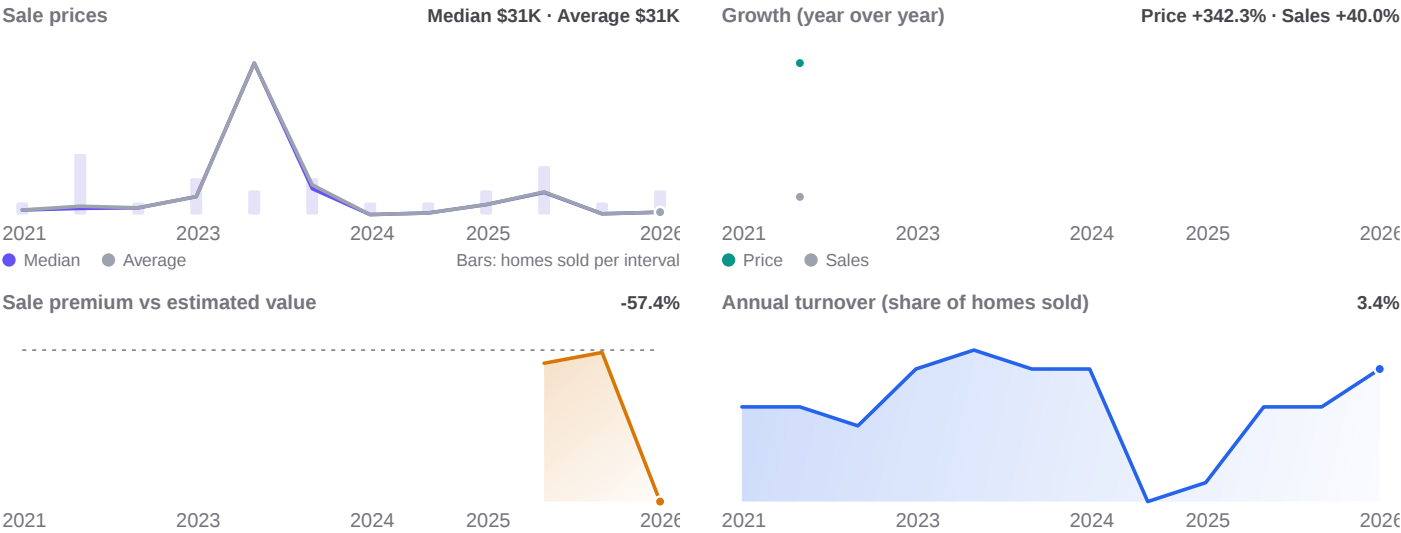
9

SALES (12 MO)

\$70K

MEDIAN VALUE (AVM)

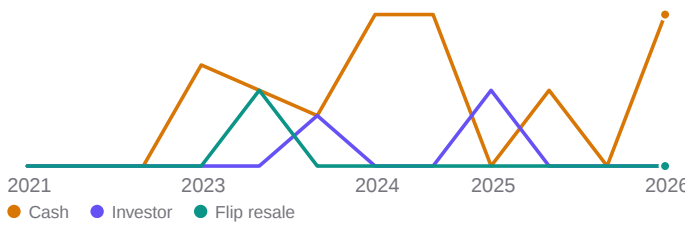
MARKET TRENDS (5 YEARS)



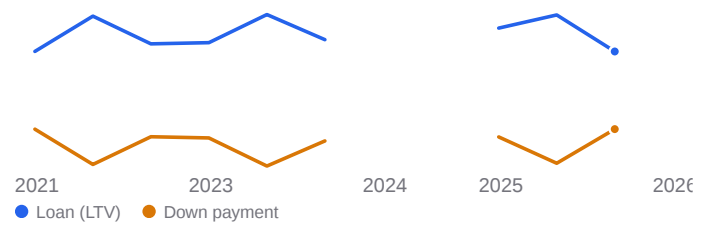
BUYERS & OUTCOMES

Buyer mix

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

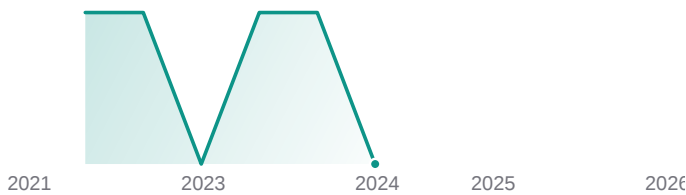


Financing (share of purchase price) Loan (LTV) 75% · Down payment 25%



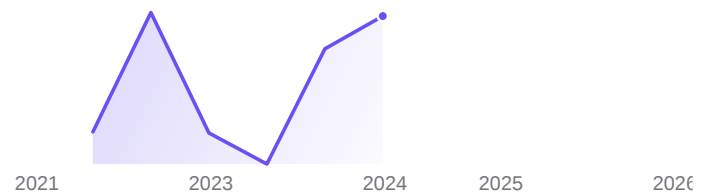
Sellers who sold at a gain

0%



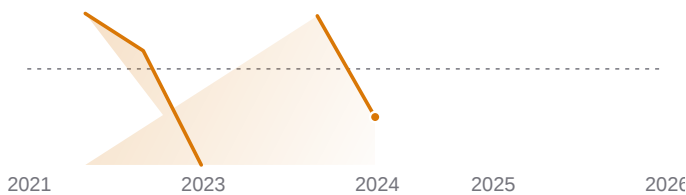
Typical hold before selling

16.1 yrs



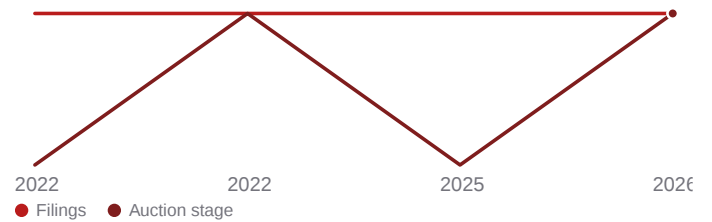
Median annualized return at resale

-6.0%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	265
Median value (AVM)	\$70K
Single family	78%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	67%
Underwater (LTV 125% or more)	12%
Owner occupied	58%
Company owned	11%
Median loan-to-value	0%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	444
Density	14 / mi²
Median household income	\$62K
Average household income	\$73K
Crime index (US avg 100)	79
Air pollution index (US avg 100)	78
Earthquake index (US avg 100)	38
Homes occupied	88%
Bachelor's or higher	12%
Poverty rate	12.1%
Unemployment	1.6%
Average temp	52°F
Annual precip	37 in
Sunshine	59%

Market metrics are derived from recorded arms-length deeds through January 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.