

Payson 62360

ZIP code · IL · Illinois · Adams County · Payson

STRONG SELLER'S MARKET

\$245K

MEDIAN SALE PRICE

+150.0%

1-YR CHANGE

24

SALES (12 MO)

\$164K

MEDIAN VALUE (AVM)

Market temperature

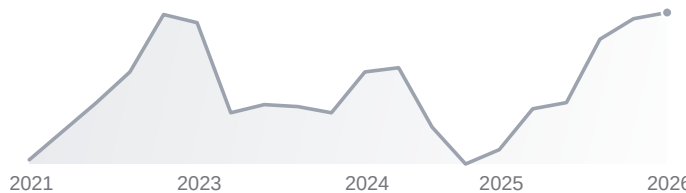
Strong seller's market · 85 / 100



MARKET TRENDS (5 YEARS)

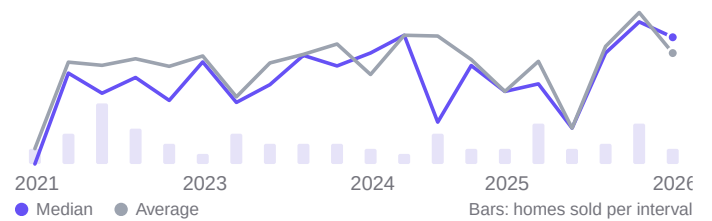
Market temperature (0–100)

85 / 100



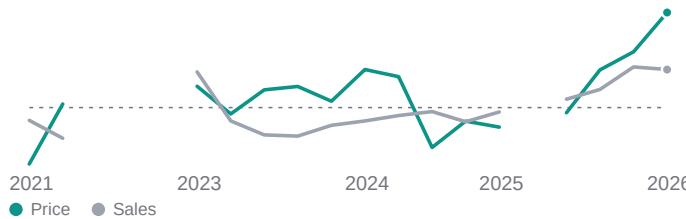
Sale prices

Median \$180K · Average \$160K



Growth (year over year)

Price +150.0% · Sales +60.0%



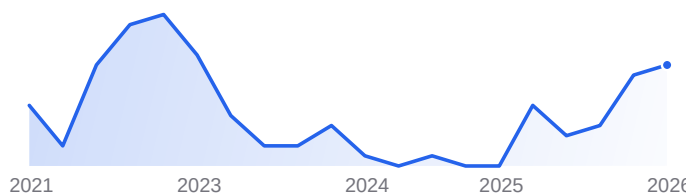
Sale premium vs estimated value

+1.0%



Annual turnover (share of homes sold)

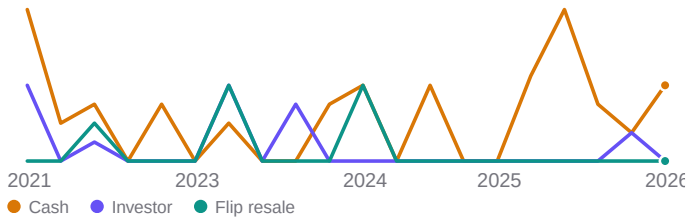
4.2%



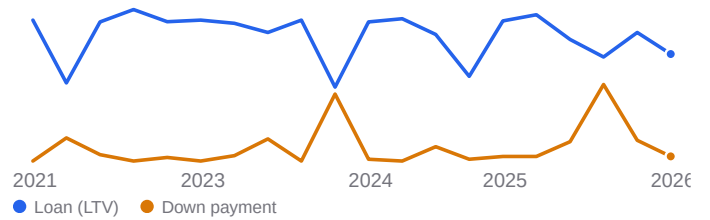
BUYERS & OUTCOMES

Buyer mix

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

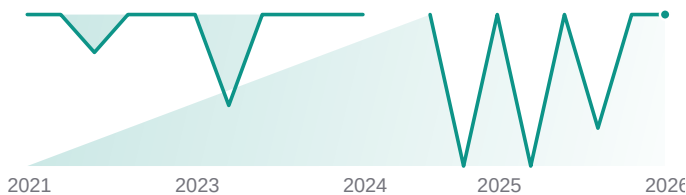


Financing (share of purchase price) Loan (LTV) 75% · Down payment 5.0%



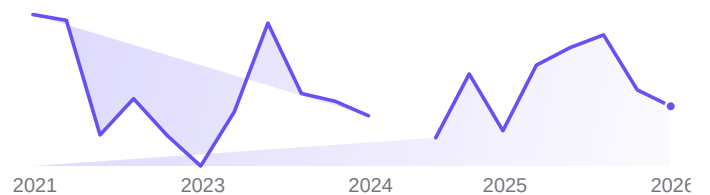
Sellers who sold at a gain

100%



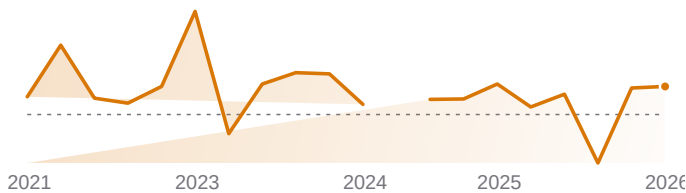
Typical hold before selling

4.5 yrs



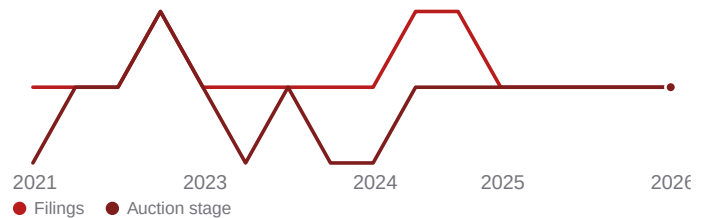
Median annualized return at resale

+6.3%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	569
Median value (AVM)	\$164K
Single family	100%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	61%
Underwater (LTV 125% or more)	3.3%
Owner occupied	73%
Company owned	5.3%
Median loan-to-value	42%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	1,916
Density	50 / mi²
Median household income	\$72K
Average household income	\$91K
Crime index (US avg 100)	76
Air pollution index (US avg 100)	79
Earthquake index (US avg 100)	36
Homes occupied	92%
Bachelor's or higher	19%
Poverty rate	9.3%
Unemployment	1.4%
Average temp	53°F
Annual precip	38 in
Sunshine	56%

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