

Beason 62512

ZIP code · IL · Illinois > Logan County > Beason

\$120K

MEDIAN SALE PRICE

+0.8%

1-YR CHANGE

7

SALES (12 MO)

\$140K

MEDIAN VALUE (AVM)

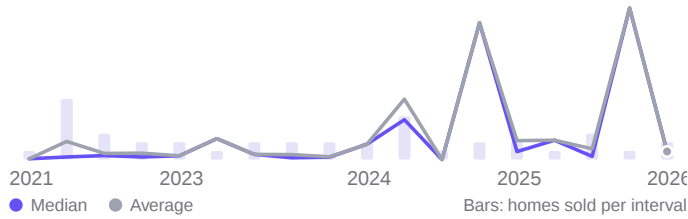
MARKET TRENDS (5 YEARS)

Sale prices

Median \$120K · Average \$120K

Growth (year over year)

Price +0.8% · Sales -30.0%

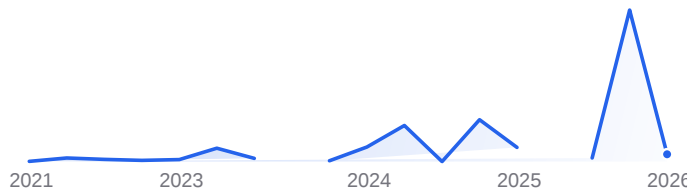


Price per square foot

\$106/ft²

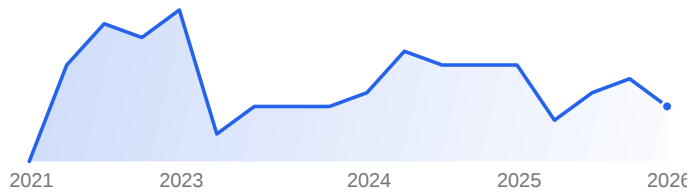
Sale premium vs estimated value

-0.2%



Annual turnover (share of homes sold)

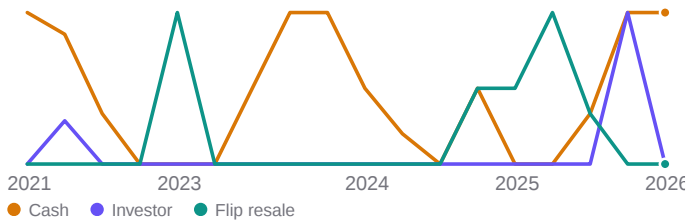
3.4%



BUYERS & OUTCOMES

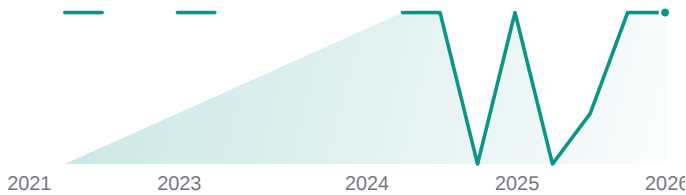
Buyer mix

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



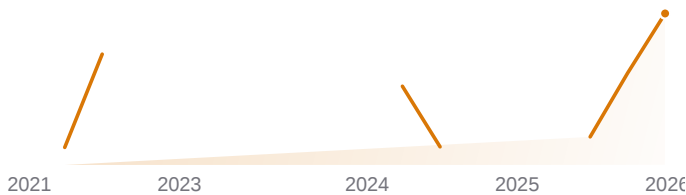
Sellers who sold at a gain

100%

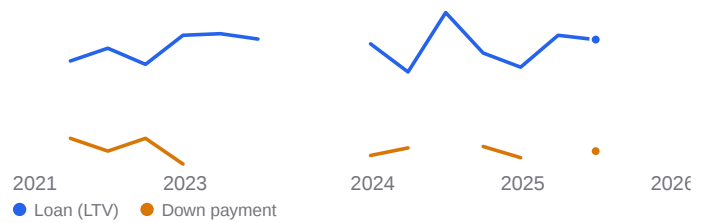


Median annualized return at resale

+25.7%

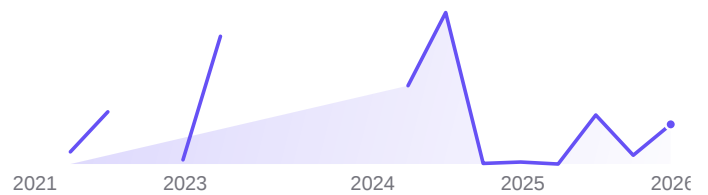


Financing (share of purchase price) Loan (LTV) 97% · Down payment 10%



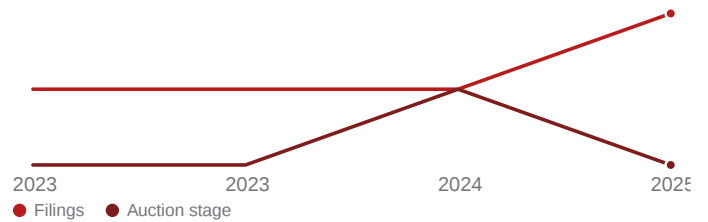
Typical hold before selling

4.2 yrs



Preforeclosure filings

Filings 2 · Auction stage 0



HOUSING STOCK

Homes	207
Median value (AVM)	\$140K
Median size	1,280 ft²
Median year built	1930
Single family	66%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	61%
Underwater (LTV 125% or more)	3.5%
Owner occupied	85%
Company owned	7.2%
Median loan-to-value	33%
Typical ownership tenure	18.7 yrs

COMMUNITY

Population	488
Density	11 / mi ²
Median household income	\$58K
Average household income	\$66K
Crime index (US avg 100)	105
Air pollution index (US avg 100)	84
Earthquake index (US avg 100)	45
Homes occupied	90%
Bachelor's or higher	12%
Poverty rate	11.8%
Unemployment	1.5%
Average temp	52°F
Annual precip	38 in
Sunshine	59%

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.