

Bath 62617

ZIP code · IL · Illinois · Mason County · Bath

BUYER'S MARKET

\$1.8M

MEDIAN SALE PRICE

+638.2%

1-YR CHANGE

10

SALES (12 MO)

\$67K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 33 / 100



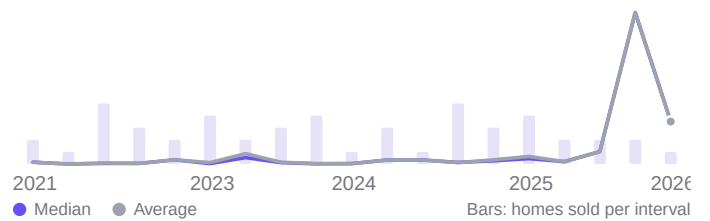
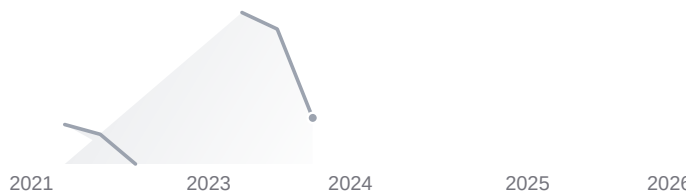
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

33 / 100

Sale prices

Median \$816K · Average \$816K

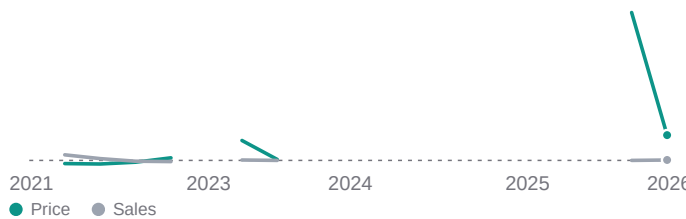


Growth (year over year)

Price +638.2% · Sales +11.1%

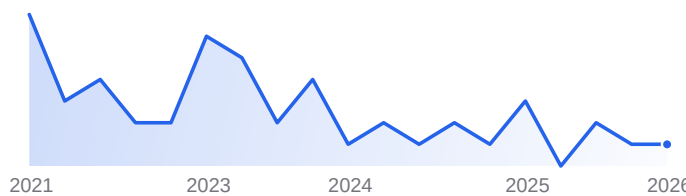
Sale premium vs estimated value

+745.4%



Annual turnover (share of homes sold)

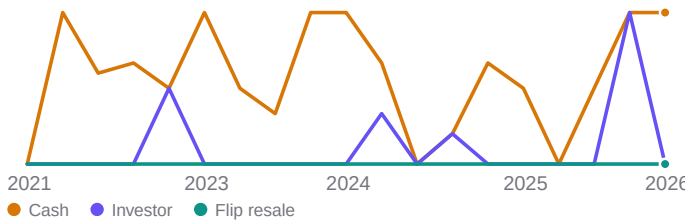
2.1%



BUYERS & OUTCOMES

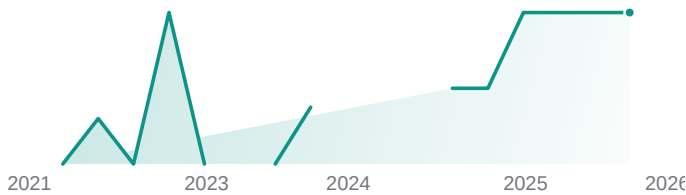
Buyer mix

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



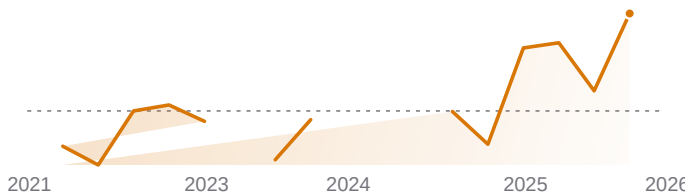
Sellers who sold at a gain

100%



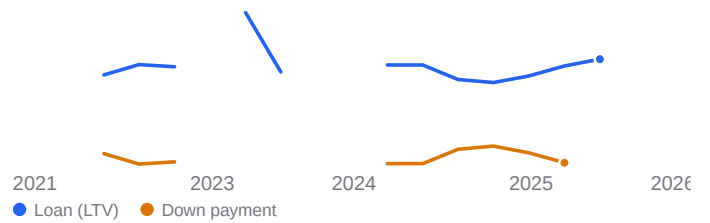
Median annualized return at resale

+19.2%



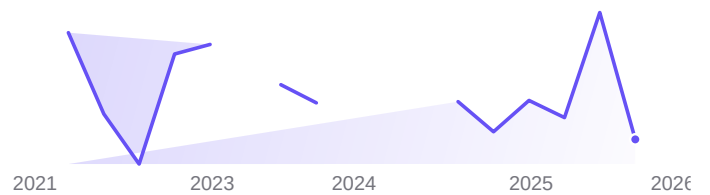
Financing (share of purchase price)

Loan (LTV) 102% · Down payment 4.2%



Typical hold before selling

5.4 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	478
Median value (AVM)	\$67K
Single family	83%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	74%
Underwater (LTV 125% or more)	3.4%
Owner occupied	50%
Company owned	11%
Median loan-to-value	0%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	781
Density	9 / mi²
Median household income	\$55K
Average household income	\$69K
Crime index (US avg 100)	133
Air pollution index (US avg 100)	74
Earthquake index (US avg 100)	40
Homes occupied	77%
Bachelor's or higher	9%
Poverty rate	6.3%
Unemployment	1.3%
Average temp	52°F
Annual precip	38 in
Sunshine	59%

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.