

Easton 62633

ZIP code · IL · Illinois > Mason County > Easton

SELLER'S MARKET

\$58K

MEDIAN SALE PRICE

14

SALES (12 MO)

\$126K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 68 / 100



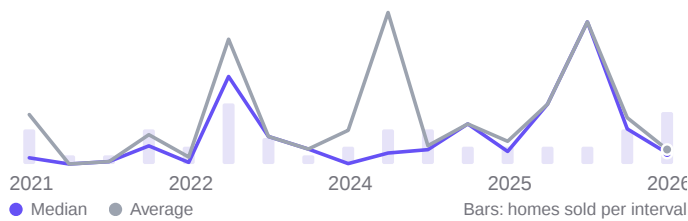
MARKET TRENDS (5 YEARS)

Sale prices

Median \$59K · Average \$73K

Growth (year over year)

Price +855.8% · Sales -10.0%



Sale premium vs estimated value

-5.7%

Annual turnover (share of homes sold)

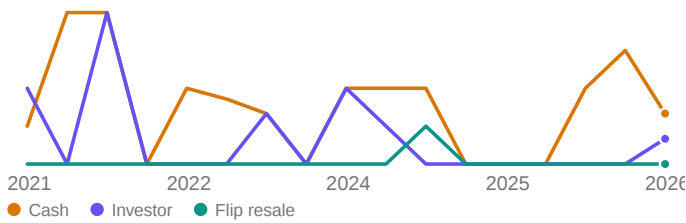
3.5%



BUYERS & OUTCOMES

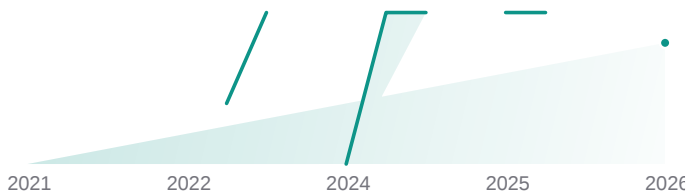
Buyer mix

Cash 33% · Investor 17% · Flip resale 0%



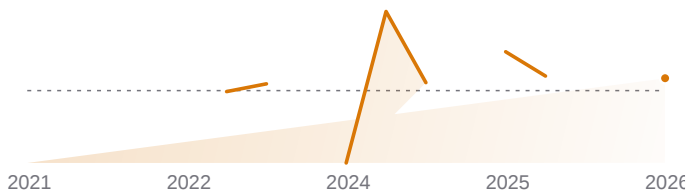
Sellers who sold at a gain

80%

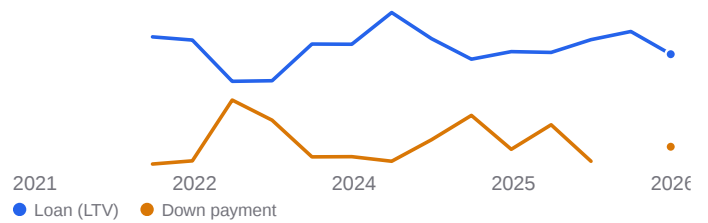


Median annualized return at resale

+4.9%

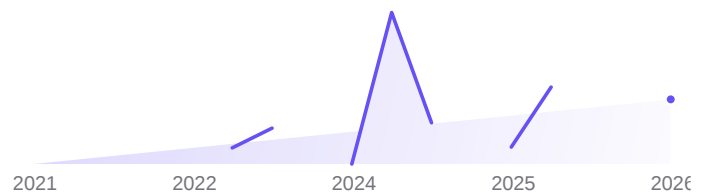


Financing (share of purchase price) Loan (LTV) 84% · Down payment 16%



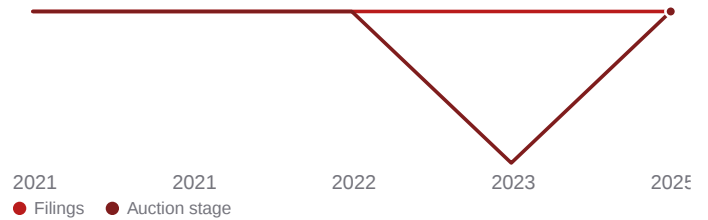
Typical hold before selling

9.6 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	401
Median value (AVM)	\$126K
Single family	68%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	68%
Underwater (LTV 125% or more)	5.2%
Owner occupied	60%
Company owned	15%
Median loan-to-value	0%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	637
Density	10 / mi²
Median household income	\$58K
Average household income	\$91K
Crime index (US avg 100)	63
Air pollution index (US avg 100)	80
Earthquake index (US avg 100)	35
Homes occupied	87%
Bachelor's or higher	11%
Poverty rate	8.8%
Unemployment	1.1%
Average temp	52°F
Annual precip	37 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.