

Rio

City · IL · Illinois > Knox County

STRONG SELLER'S MARKET

\$213K

MEDIAN SALE PRICE

9

SALES (12 MO)

\$153K

MEDIAN VALUE (AVM)

Market temperature

Strong seller's market · 89 / 100

Buyer's market

Balanced

Seller's market

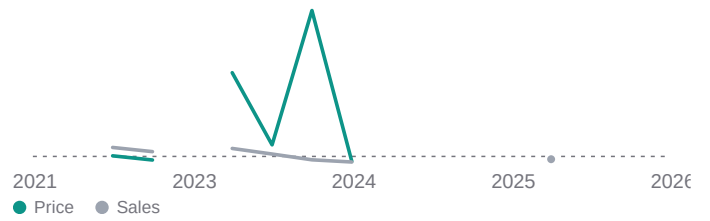
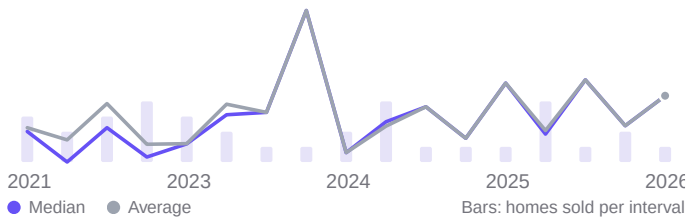
MARKET TRENDS (5 YEARS)

Sale prices

Median \$230K · Average \$230K

Growth (year over year)

Price -40.5% · Sales -25.0%



Price per square foot

\$120/ft²

Sale premium vs estimated value

-2.0%



Annual turnover (share of homes sold)

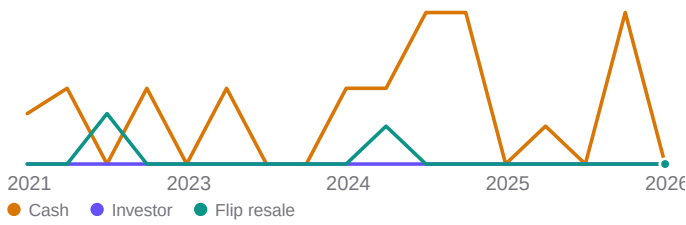
3.0%



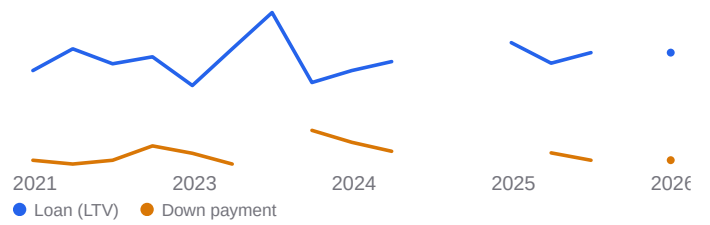
BUYERS & OUTCOMES

Buyer mix

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

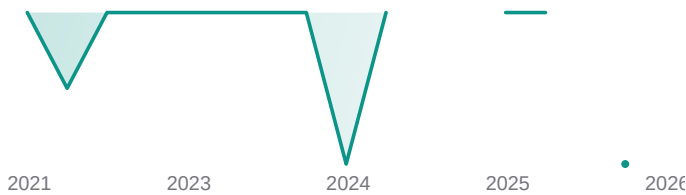


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



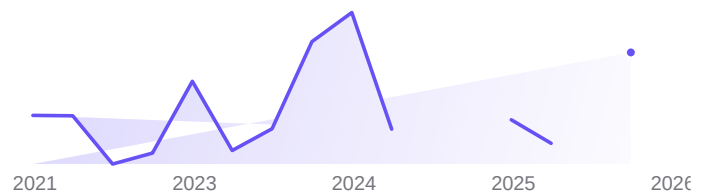
Sellers who sold at a gain

0%



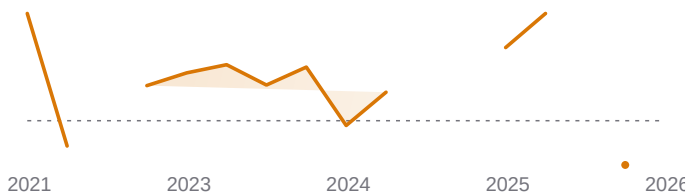
Typical hold before selling

13.6 yrs



Median annualized return at resale

-4.8%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	297
Median value (AVM)	\$153K
Median size	1,220 ft²
Median bedrooms	1
Median year built	1957
Single family	77%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	57%
Underwater (LTV 125% or more)	4.8%
Owner occupied	78%
Company owned	3.0%
Median loan-to-value	41%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	208
Density	666 / mi²
Median household income	\$79K
Average household income	\$87K
Crime index (US avg 100)	47
Air pollution index (US avg 100)	83
Earthquake index (US avg 100)	31
Homes occupied	92%
Bachelor's or higher	40%
Poverty rate	6.3%
Unemployment	1.8%
Average temp	50°F
Annual precip	37 in
Sunshine	56%

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.