

Aviston 62216

ZIP code · IL · Illinois > Clinton County > Aviston

BALANCED MARKET

\$262K

MEDIAN SALE PRICE

-8.7%

1-YR CHANGE

44

SALES (12 MO)

\$267K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 49 / 100



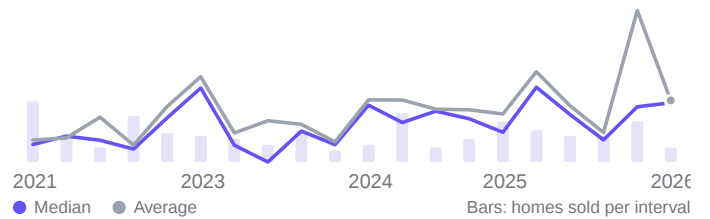
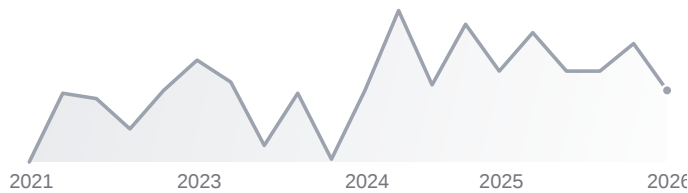
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

49 / 100

Sale prices

Median \$305K · Average \$313K

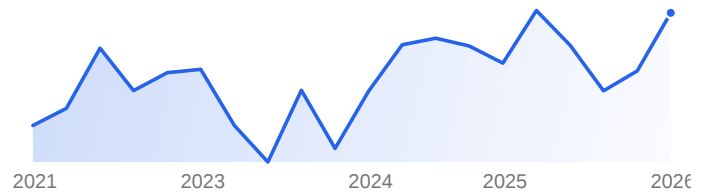
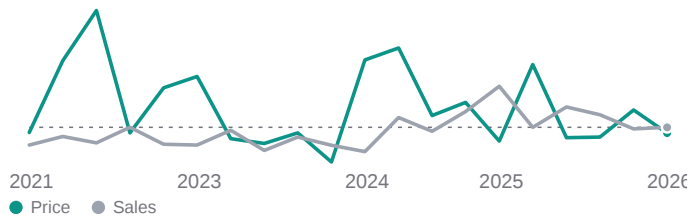


Growth (year over year)

Price -8.7% · Sales +0.0%

Price per square foot

\$193/ft²

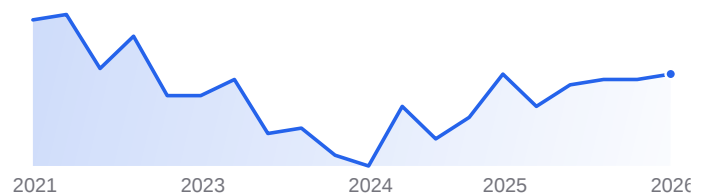
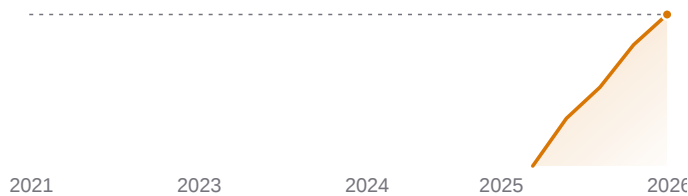


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

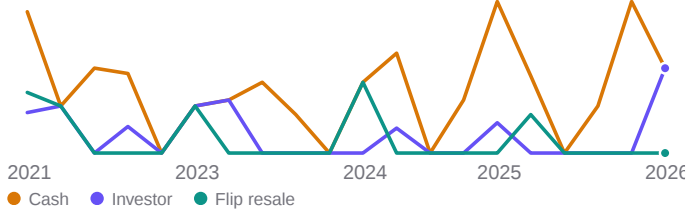
3.9%



BUYERS & OUTCOMES

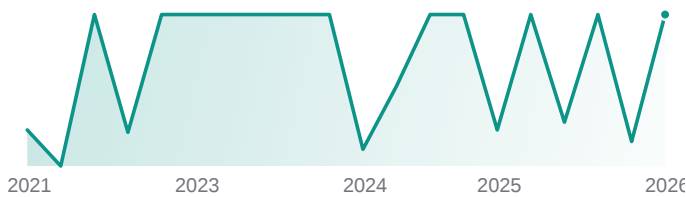
Buyer mix

Cash 20% · Investor 20% · Flip resale 0%



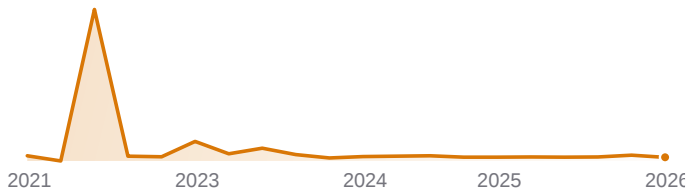
Sellers who sold at a gain

100%

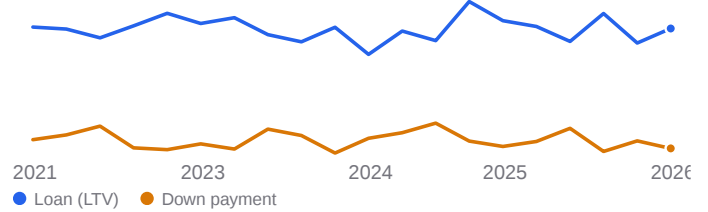


Median annualized return at resale

+5.5%

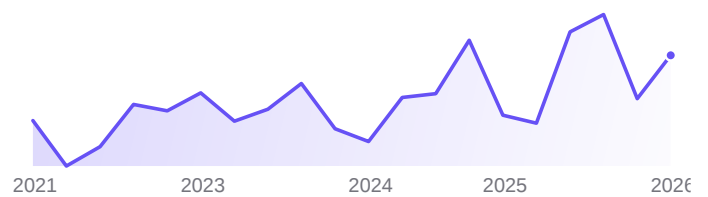


Financing (share of purchase price) Loan (LTV) 85% · Down payment 6.5%



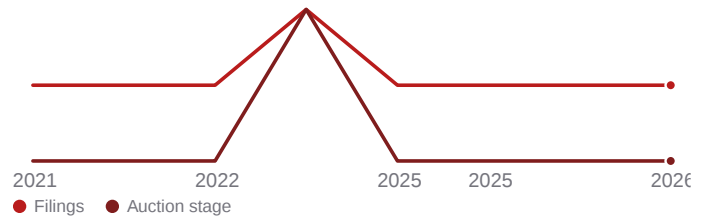
Typical hold before selling

8.9 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	1,124
Median value (AVM)	\$267K
Median size	1,683 ft²
Median bedrooms	3
Median year built	1995
Single family	90%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	39%
Underwater (LTV 125% or more)	5.8%
Owner occupied	86%
Company owned	16%
Median loan-to-value	61%
Typical ownership tenure	16.3 yrs

COMMUNITY

Population	3,590
Density	153 / mi²
Median household income	\$93K
Average household income	\$112K
Crime index (US avg 100)	73
Air pollution index (US avg 100)	84
Earthquake index (US avg 100)	162
Homes occupied	97%
Bachelor's or higher	18%
Poverty rate	5.5%
Unemployment	1.2%
Average temp	55°F
Annual precip	41 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.