

Argenta 62501

ZIP code · IL · Illinois · Macon County · Argenta

SELLER'S MARKET

\$197K

MEDIAN SALE PRICE

-1.1%

1-YR CHANGE

53

SALES (12 MO)

\$206K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 64 / 100

Buyer's market

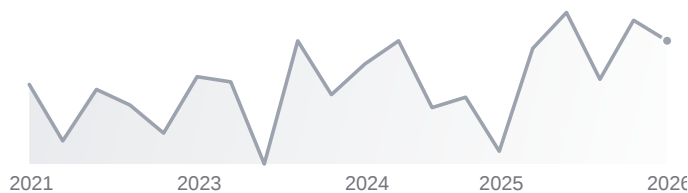
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

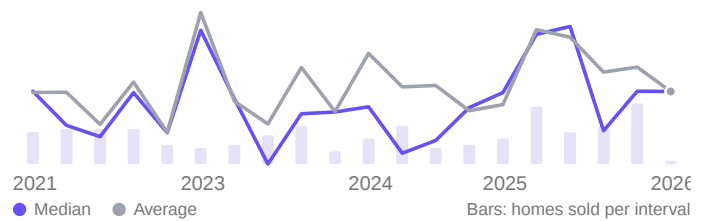
Market temperature (0–100)

64 / 100



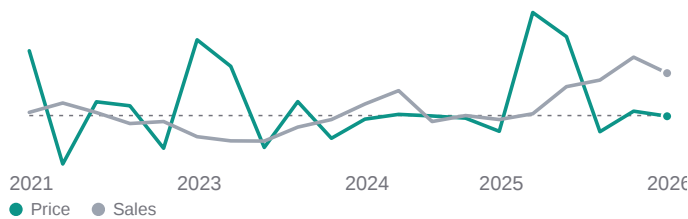
Sale prices

Median \$180K · Average \$180K



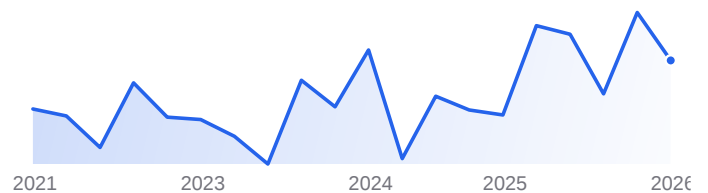
Growth (year over year)

Price -1.1% · Sales +65.6%



Price per square foot

\$126/ft²



Sale premium vs estimated value

-34.9%



Annual turnover (share of homes sold)

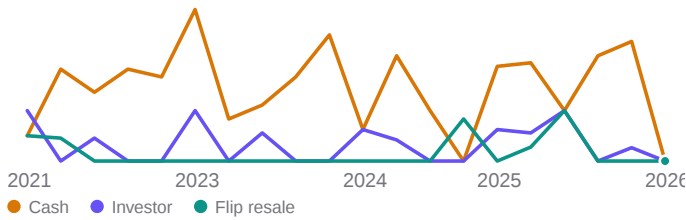
4.8%



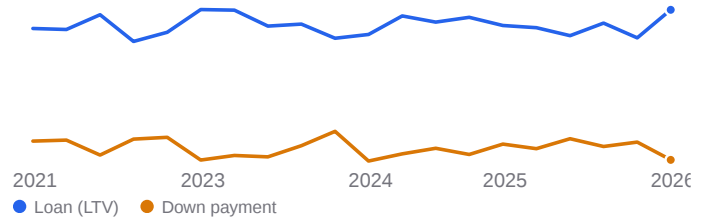
BUYERS & OUTCOMES

Buyer mix

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



Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.7%



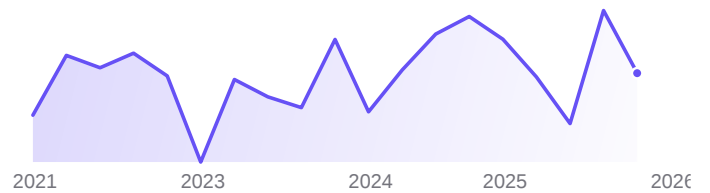
Sellers who sold at a gain

93%



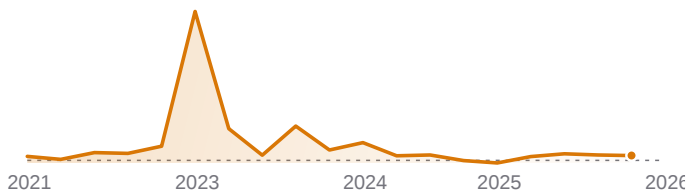
Typical hold before selling

8.0 yrs



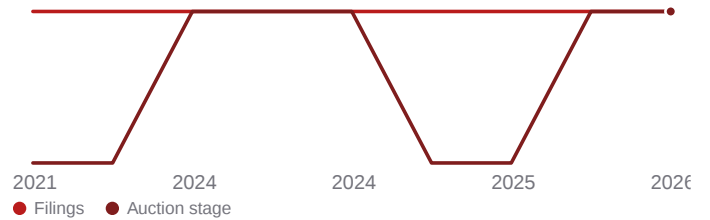
Median annualized return at resale

+3.3%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,104
Median value (AVM)	\$206K
Median size	1,372 ft²
Median year built	1965
Single family	81%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	60%
Underwater (LTV 125% or more)	4.2%
Owner occupied	84%
Company owned	11%
Median loan-to-value	35%
Typical ownership tenure	24.0 yrs

COMMUNITY

Population	2,891
Density	36 / mi²
Median household income	\$87K
Average household income	\$104K
Crime index (US avg 100)	56
Air pollution index (US avg 100)	92
Earthquake index (US avg 100)	47
Homes occupied	94%
Bachelor's or higher	19%
Poverty rate	10.0%
Unemployment	1.7%
Average temp	53°F
Annual precip	39 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.