

Divernon 62530

ZIP code · IL · Illinois · Sangamon County · Divernon

BUYER'S MARKET

\$166K

MEDIAN SALE PRICE

-12.3%

1-YR CHANGE

26

SALES (12 MO)

\$143K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 31 / 100



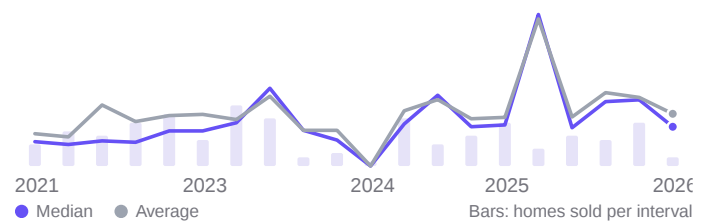
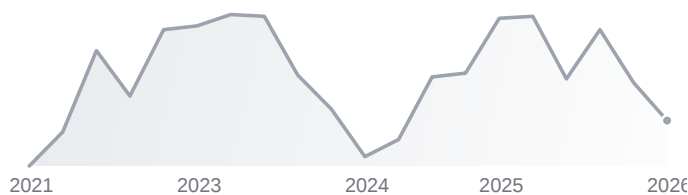
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

31 / 100

Sale prices

Median \$110K · Average \$137K

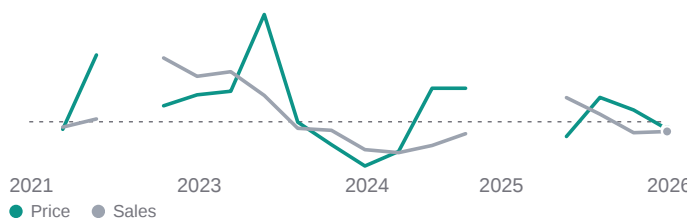


Growth (year over year)

Price -12.3% · Sales -16.1%

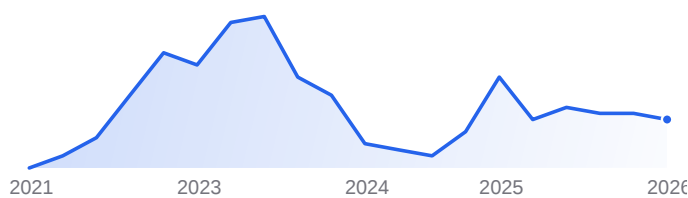
Sale premium vs estimated value

-0.8%



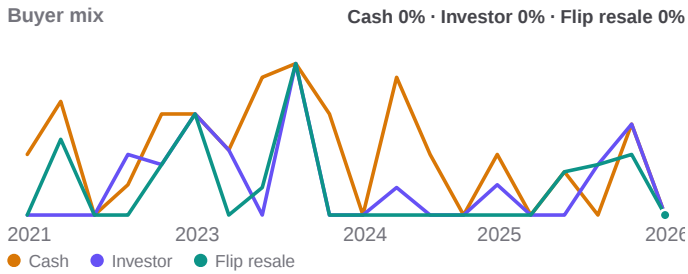
Annual turnover (share of homes sold)

4.2%

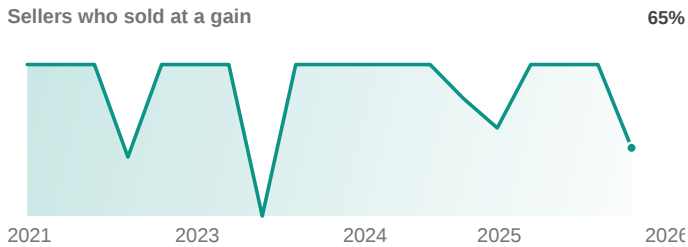


BUYERS & OUTCOMES

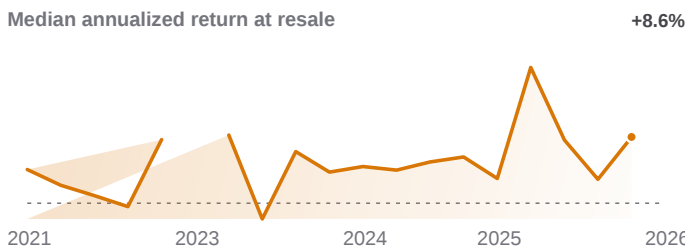
Buyer mix



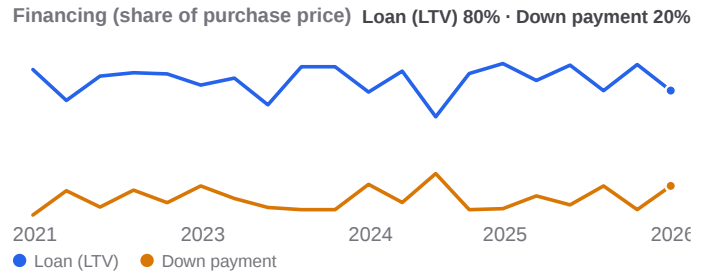
Sellers who sold at a gain



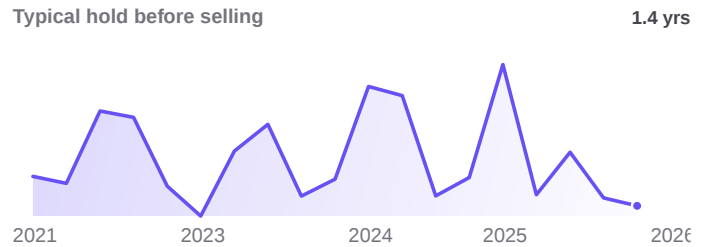
Median annualized return at resale



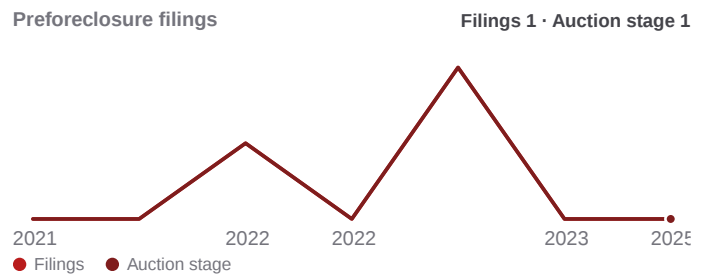
Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



Typical hold before selling



Preforeclosure filings



HOUSING STOCK

Homes	619
Median value (AVM)	\$143K
Single family	100%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	53%
Underwater (LTV 125% or more)	2.5%
Owner occupied	81%
Company owned	9.5%
Median loan-to-value	46%
Typical ownership tenure	16.5 yrs

COMMUNITY

Population	1,874
Density	58 / mi²
Median household income	\$69K
Average household income	\$77K
Crime index (US avg 100)	82
Air pollution index (US avg 100)	87
Earthquake index (US avg 100)	66
Homes occupied	92%
Bachelor's or higher	16%
Poverty rate	10.3%
Unemployment	1.2%
Average temp	53°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.