

Riverton 62561

ZIP code · IL · Illinois · Sangamon County · Riverton

BALANCED MARKET

\$212K

MEDIAN SALE PRICE

+9.5%

1-YR CHANGE

59

SALES (12 MO)

\$182K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 41 / 100



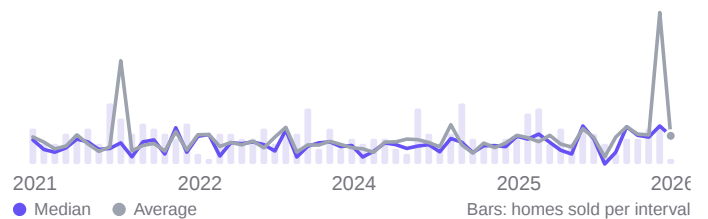
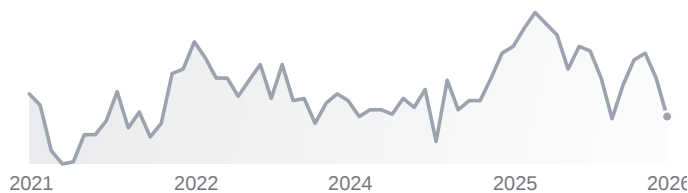
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

41 / 100

Sale prices

Median \$197K · Average \$197K

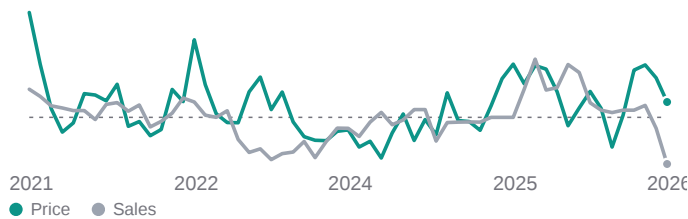


Growth (year over year)

Price +9.5% · Sales -28.9%

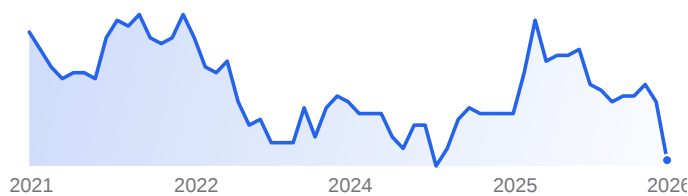
Sale premium vs estimated value

-10.5%



Annual turnover (share of homes sold)

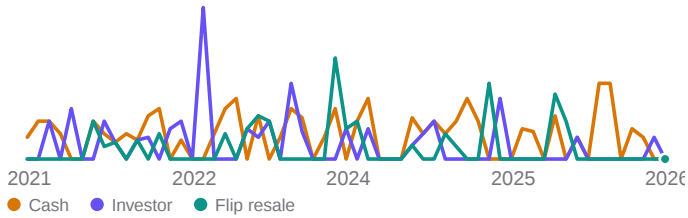
3.5%



BUYERS & OUTCOMES

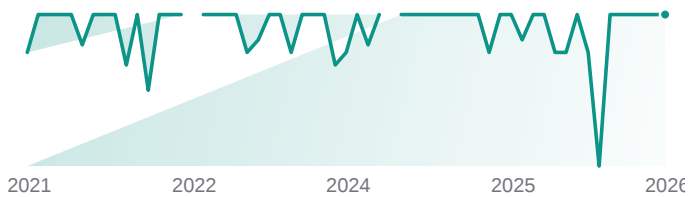
Buyer mix

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



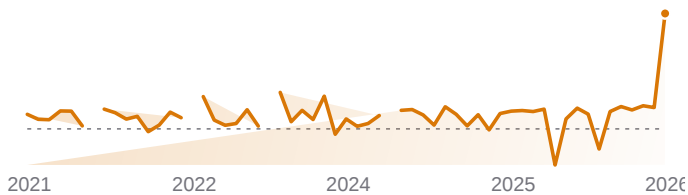
Sellers who sold at a gain

100%

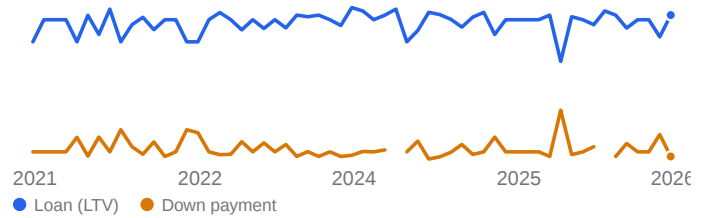


Median annualized return at resale

+32.9%

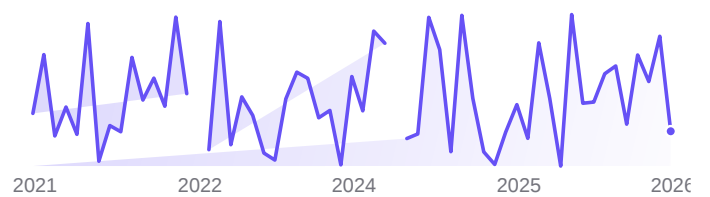


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



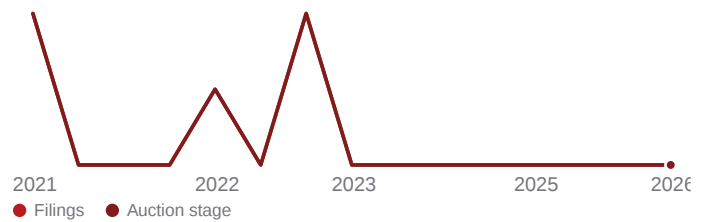
Typical hold before selling

2.8 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,700
Median value (AVM)	\$182K
Single family	100%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	44%
Underwater (LTV 125% or more)	4.4%
Owner occupied	83%
Company owned	5.9%
Median loan-to-value	57%
Typical ownership tenure	16.1 yrs

COMMUNITY

Population	5,020
Density	193 / mi²
Median household income	\$78K
Average household income	\$105K
Crime index (US avg 100)	92
Air pollution index (US avg 100)	80
Earthquake index (US avg 100)	50
Homes occupied	92%
Bachelor's or higher	13%
Poverty rate	5.6%
Unemployment	1.4%
Average temp	53°F
Annual precip	37 in
Sunshine	59%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.