

Waverly 62692

ZIP code · IL · Illinois · Sangamon County · Waverly

BUYER'S MARKET

\$89K

MEDIAN SALE PRICE

-9.2%

1-YR CHANGE

34

SALES (12 MO)

\$108K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 37 / 100



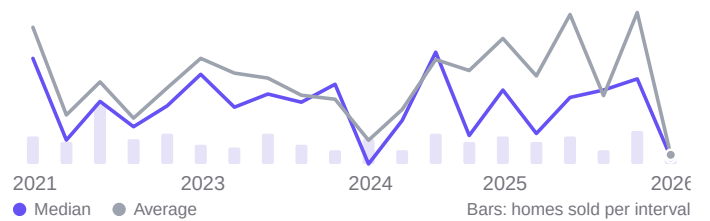
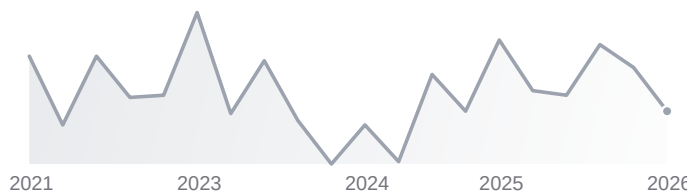
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

37 / 100

Sale prices

Median \$28K · Average \$30K

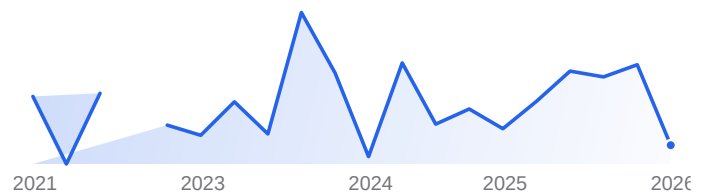
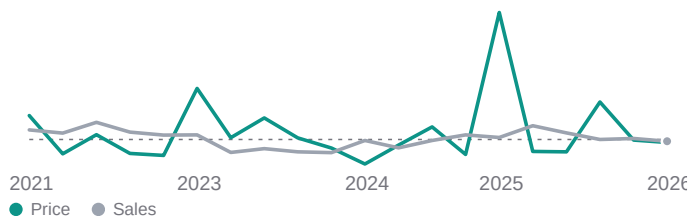


Growth (year over year)

Price -9.2% · Sales -5.6%

Price per square foot

\$36/ft²

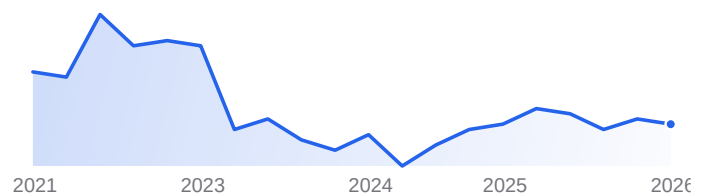
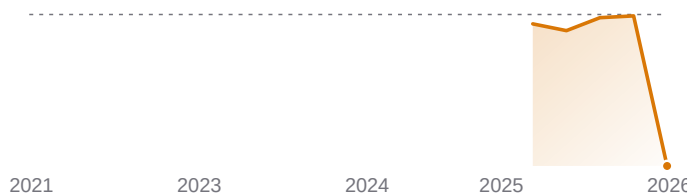


Sale premium vs estimated value

-74.3%

Annual turnover (share of homes sold)

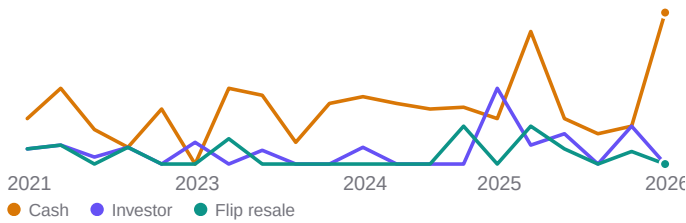
3.8%



BUYERS & OUTCOMES

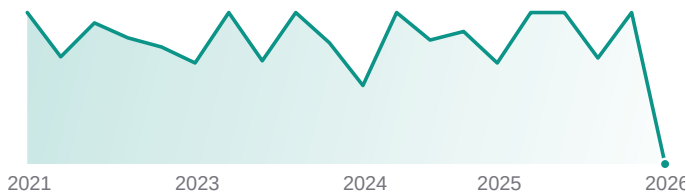
Buyer mix

Cash 100% · Investor 0% · Flip resale 0%



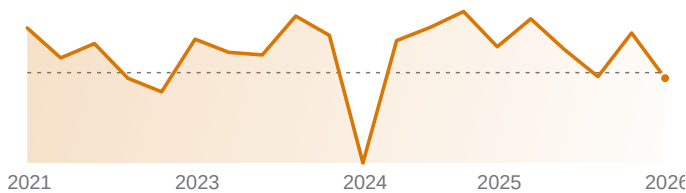
Sellers who sold at a gain

0%

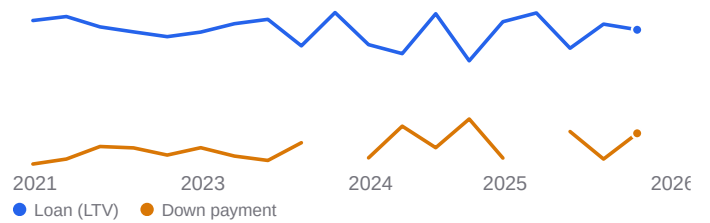


Median annualized return at resale

-0.9%

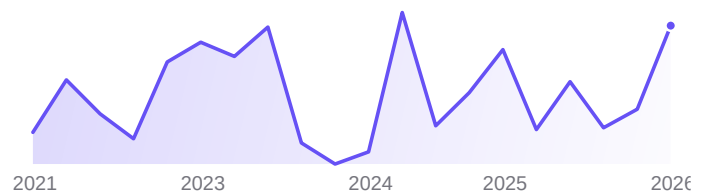


Financing (share of purchase price) Loan (LTV) 89% · Down payment 22%



Typical hold before selling

10.8 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	903
Median value (AVM)	\$108K
Median size	1,144 ft²
Median year built	1930
Single family	84%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	55%
Underwater (LTV 125% or more)	5.8%
Owner occupied	76%
Company owned	12%
Median loan-to-value	42%
Typical ownership tenure	9.1 yrs

COMMUNITY

Population	2,186
Density	25 / mi²
Median household income	\$66K
Average household income	\$95K
Crime index (US avg 100)	87
Air pollution index (US avg 100)	74
Earthquake index (US avg 100)	58
Homes occupied	91%
Bachelor's or higher	16%
Poverty rate	8.7%
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.