

Richview 62877

ZIP code · IL · Illinois > Washington County > Richview

\$110K

MEDIAN SALE PRICE

+56.6%

1-YR CHANGE

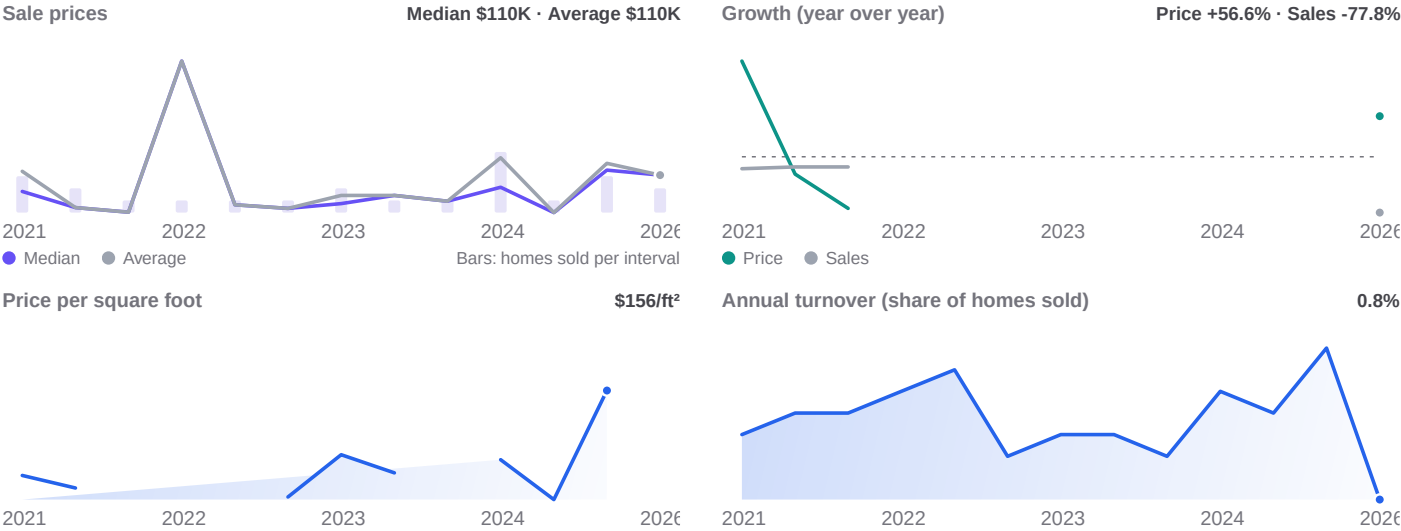
2

SALES (12 MO)

\$91K

MEDIAN VALUE (AVM)

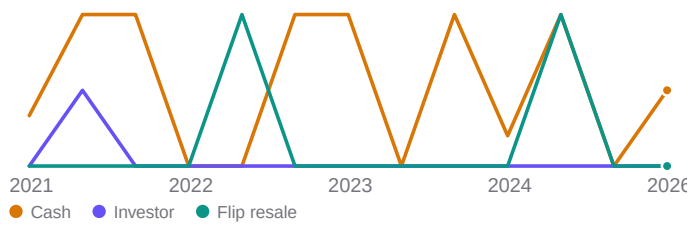
MARKET TRENDS (5 YEARS)



BUYERS & OUTCOMES

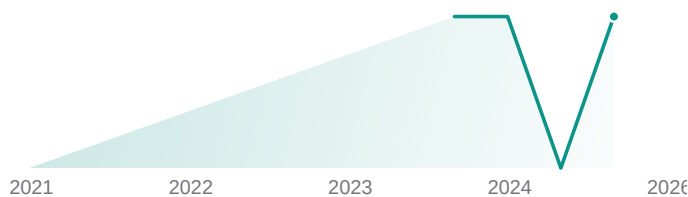
Buyer mix

Cash 50% · Investor 0% · Flip resale 0%



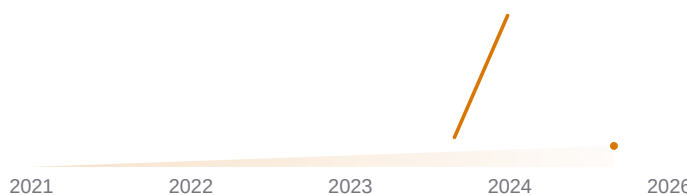
Sellers who sold at a gain

100%

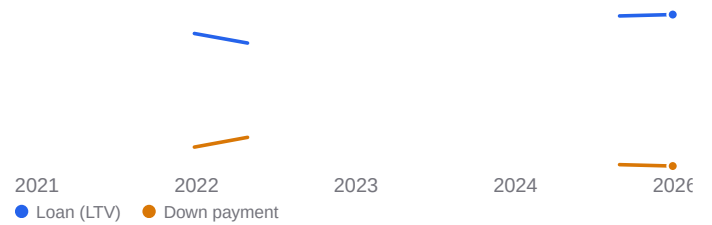


Median annualized return at resale

+5.5%

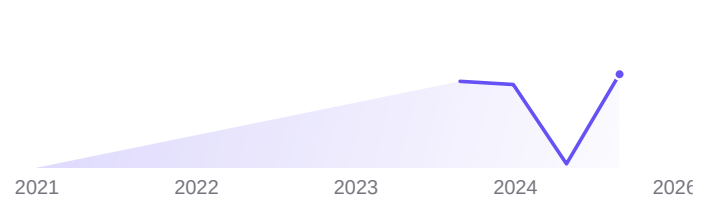


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



Typical hold before selling

4.8 yrs



HOUSING STOCK

Homes	238
Median value (AVM)	\$91K
Median size	1,188 ft²
Median bedrooms	3
Median year built	1976
Single family	80%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	59%
Underwater (LTV 125% or more)	11%
Owner occupied	74%
Company owned	12%
Median loan-to-value	0%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	770
Density	21 / mi ²
Median household income	\$66K
Average household income	\$79K
Crime index (US avg 100)	132
Air pollution index (US avg 100)	81
Earthquake index (US avg 100)	185
Homes occupied	86%
Bachelor's or higher	15%
Poverty rate	9.4%
Unemployment	1.4%
Average temp	55°F
Annual precip	41 in
Sunshine	59%

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