

LaSalle County, IL

County · IL · Illinois

BALANCED MARKET

\$164K

MEDIAN SALE PRICE

-3.9%

1-YR CHANGE

1,606

SALES (12 MO)

\$170K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 52 / 100



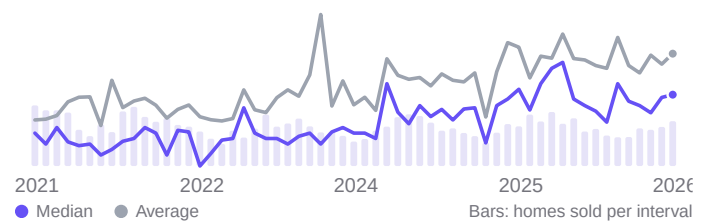
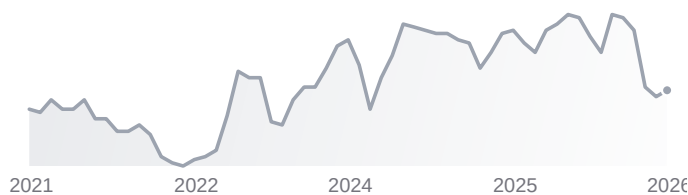
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

52 / 100

Sale prices

Median \$170K · Average \$207K

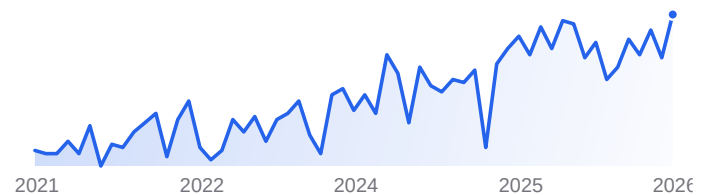
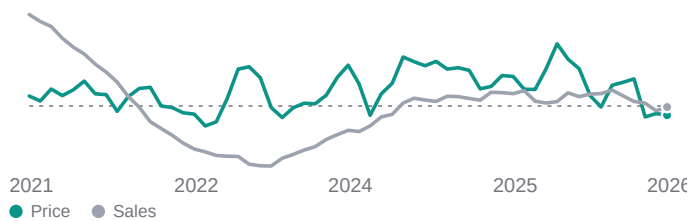


Growth (year over year)

Price -3.9% · Sales -0.4%

Price per square foot

\$139/ft²

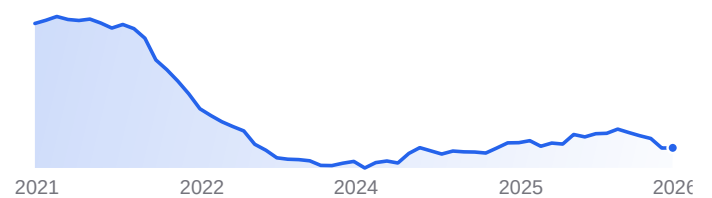
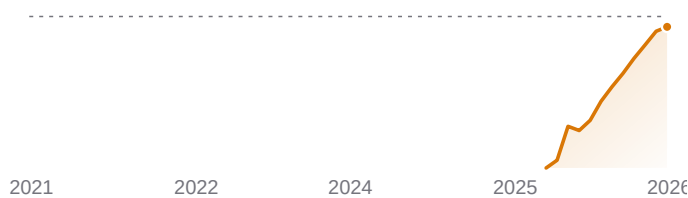


Sale premium vs estimated value

-0.4%

Annual turnover (share of homes sold)

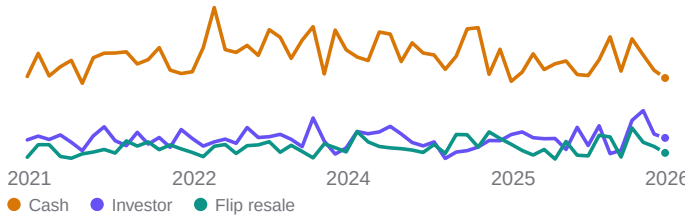
4.0%



BUYERS & OUTCOMES

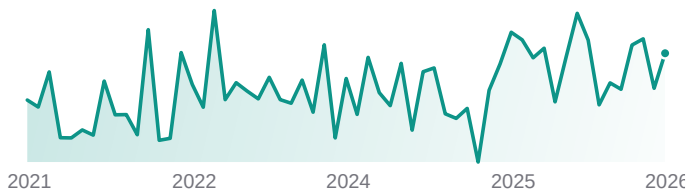
Buyer mix

Cash 26% · Investor 7.7% · Flip resale 3.2%



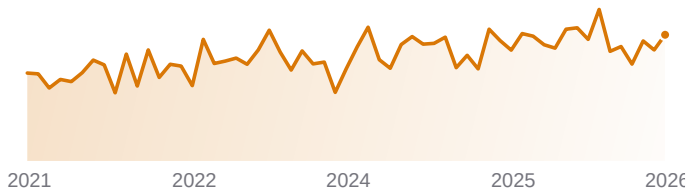
Sellers who sold at a gain

92%

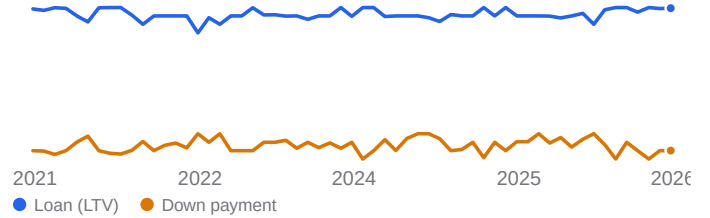


Median annualized return at resale

+7.4%



Financing (share of purchase price) Loan (LTV) 95% · Down payment 10%



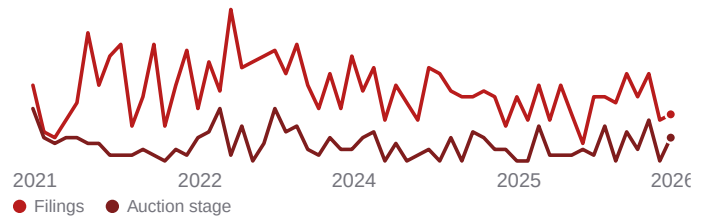
Typical hold before selling

6.9 yrs



Preforeclosure filings

Filings 8 · Auction stage 4



HOUSING STOCK

Homes	39,933
Median value (AVM)	\$170K
Median size	1,404 ft²
Median year built	1952
Single family	100%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	57%
Underwater (LTV 125% or more)	2.3%
Owner occupied	77%
Company owned	5.3%
Median loan-to-value	43%
Typical ownership tenure	15.7 yrs

COMMUNITY

Population	108,851
Density	96 / mi²
Median household income	\$69K
Average household income	\$88K
Crime index (US avg 100)	108
Air pollution index (US avg 100)	85
Earthquake index (US avg 100)	43
Homes occupied	91%
Bachelor's or higher	13%
Poverty rate	12.9%
Unemployment	1.7%
Average temp	50°F
Annual precip	37 in
Sunshine	55%

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.