

Winnebago County, IL

County · IL · Illinois

SELLER'S MARKET

\$192K

MEDIAN SALE PRICE

+5.1%

1-YR CHANGE

4,379

SALES (12 MO)

\$202K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 65 / 100

Buyer's market

Balanced

Seller's market

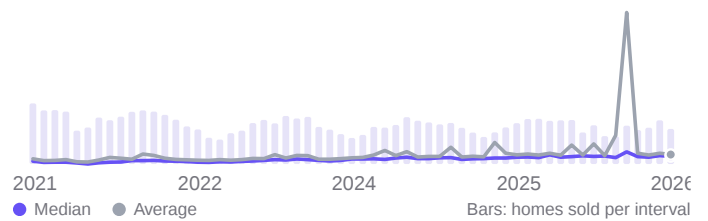
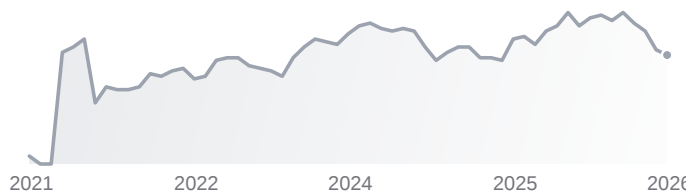
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

65 / 100

Sale prices

Median \$192K · Average \$212K

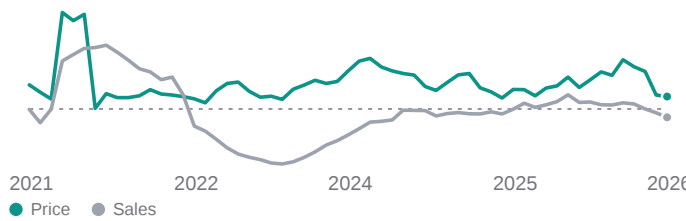


Growth (year over year)

Price +5.1% · Sales -3.4%

Price per square foot

\$122/ft²

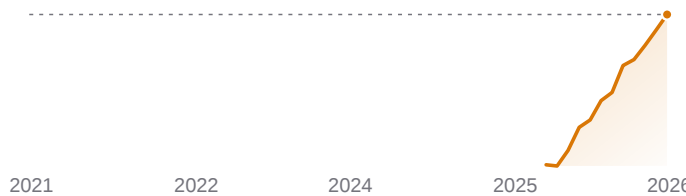


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

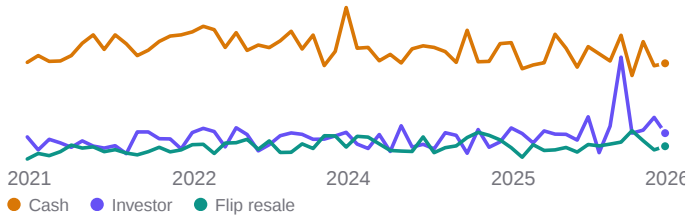
4.5%



BUYERS & OUTCOMES

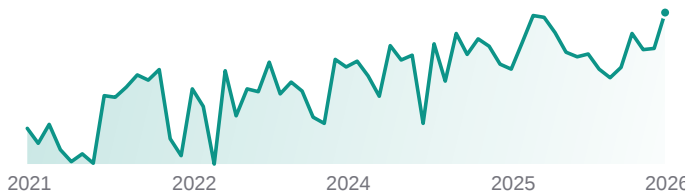
Buyer mix

Cash 28% · Investor 9.5% · Flip resale 6.1%



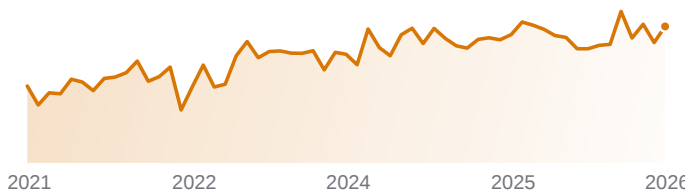
Sellers who sold at a gain

97%

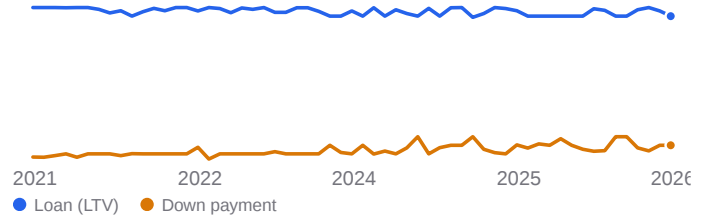


Median annualized return at resale

+8.2%

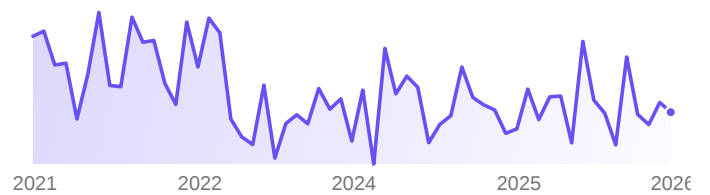


Financing (share of purchase price) Loan (LTV) 90% · Down payment 15%



Typical hold before selling

7.3 yrs



Preforeclosure filings

Filings 12 · Auction stage 12



HOUSING STOCK

Homes	98,185
Median value (AVM)	\$202K
Median size	1,568 ft²
Median bedrooms	3
Median year built	1965
Single family	86%
Condos	5.5%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	55%
Underwater (LTV 125% or more)	1.4%
Owner occupied	80%
Company owned	19%
Median loan-to-value	47%

Typical ownership tenure

13.8 yrs

COMMUNITY

Population	284,448
Density	554 / mi²
Median household income	\$65K
Average household income	\$84K
Crime index (US avg 100)	96
Air pollution index (US avg 100)	89
Earthquake index (US avg 100)	39
Homes occupied	92%
Bachelor's or higher	16%
Poverty rate	15.3%
Unemployment	1.5%
Average temp	48°F
Annual precip	35 in
Sunshine	52%

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.