

Alpine Ridge

Neighborhood · IL · Illinois > Winnebago County > Rockford

BALANCED MARKET

\$213K

MEDIAN SALE PRICE

+4.2%

1-YR CHANGE

22

SALES (12 MO)

\$193K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 50 / 100



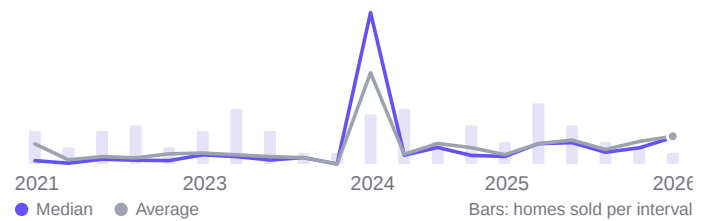
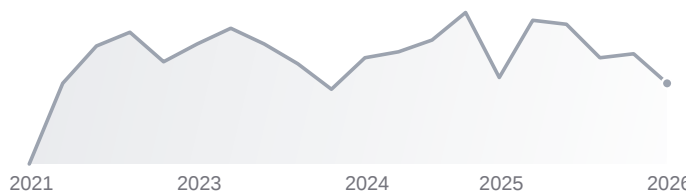
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

50 / 100

Sale prices

Median \$255K · Average \$262K

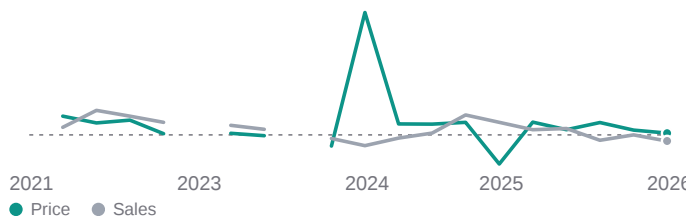


Growth (year over year)

Price +4.2% · Sales -15.4%

Price per square foot

\$137/ft²



Sale premium vs estimated value

-0.6%

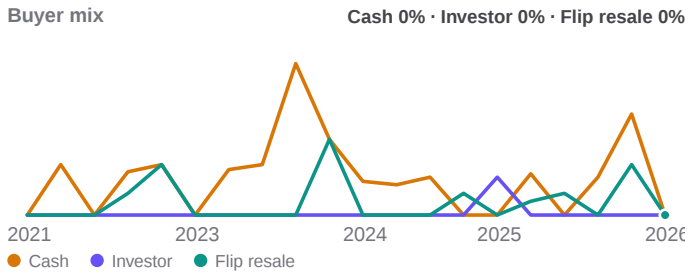
Annual turnover (share of homes sold)

5.4%

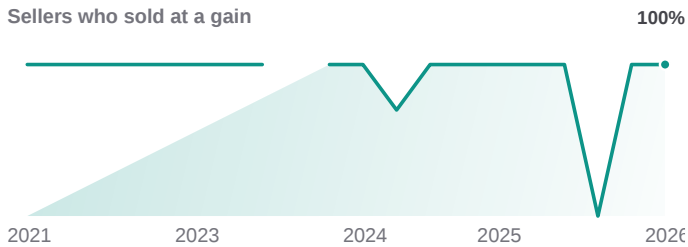


BUYERS & OUTCOMES

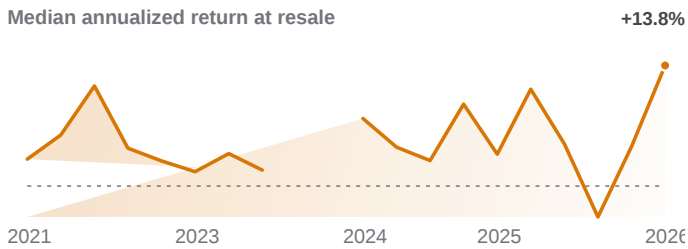
Buyer mix



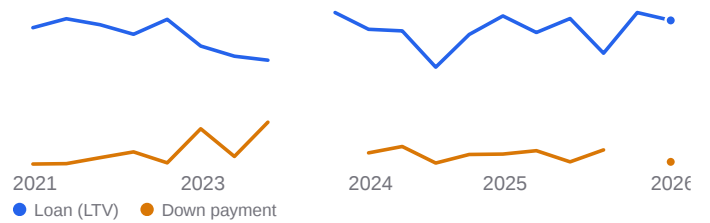
Sellers who sold at a gain



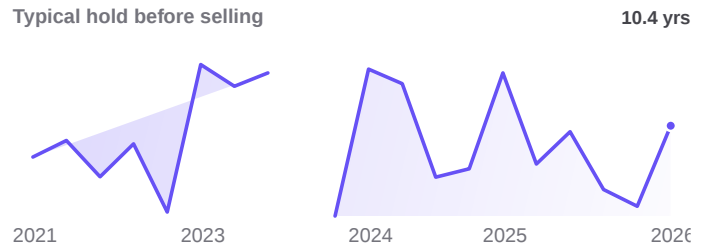
Median annualized return at resale



Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



Typical hold before selling



HOUSING STOCK

Homes	408
Median value (AVM)	\$193K
Median size	1,805 ft²
Median bedrooms	3
Median year built	1958
Single family	89%
Condos	2.5%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	51%
Underwater (LTV 125% or more)	1.8%
Owner occupied	81%
Company owned	21%
Median loan-to-value	49%

Typical ownership tenure

11.1 yrs

COMMUNITY

Population	1,042
Density	2,973 / mi²
Median household income	\$69K
Average household income	\$97K
Crime index (US avg 100)	61
Air pollution index (US avg 100)	87
Earthquake index (US avg 100)	41
Homes occupied	96%
Bachelor's or higher	32%
Poverty rate	10.4%
Unemployment	1.6%
Average temp	48°F
Annual precip	35 in
Sunshine	52%

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.