

Forreaston

City · IL · Illinois > Ogle County

BUYER'S MARKET

\$135K

MEDIAN SALE PRICE

-10.8%

1-YR CHANGE

23

SALES (12 MO)

\$170K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 29 / 100



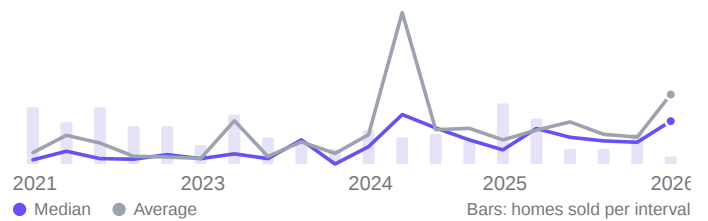
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

29 / 100

Sale prices

Median \$184K · Average \$257K

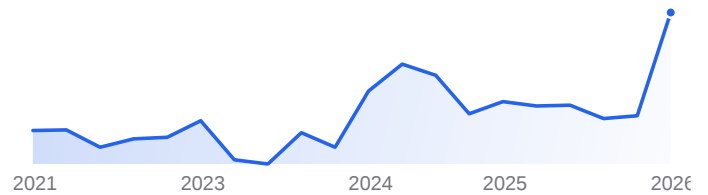
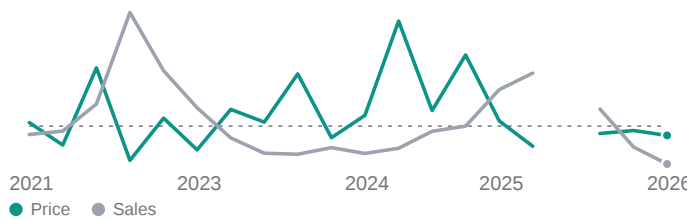


Growth (year over year)

Price -10.8% · Sales -43.9%

Price per square foot

\$149/ft²

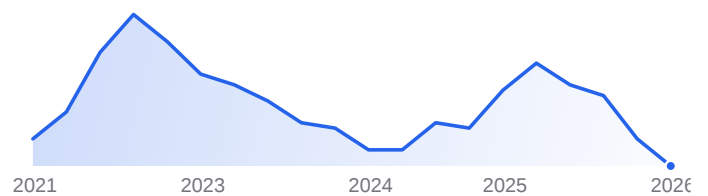
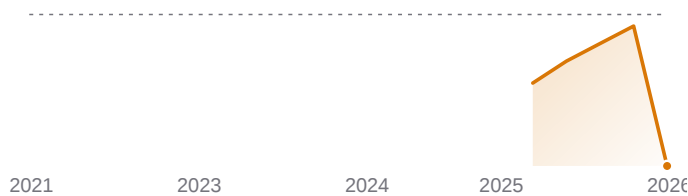


Sale premium vs estimated value

-10.3%

Annual turnover (share of homes sold)

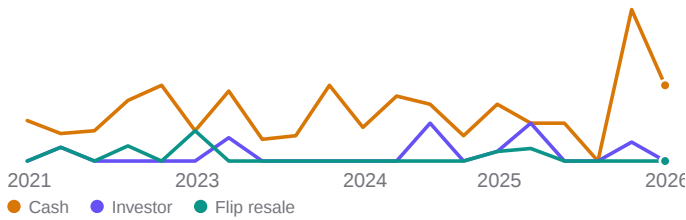
2.9%



BUYERS & OUTCOMES

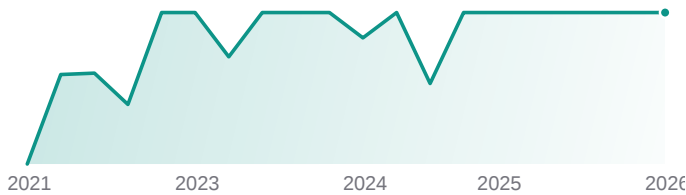
Buyer mix

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



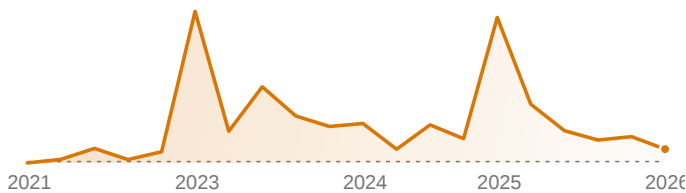
Sellers who sold at a gain

100%

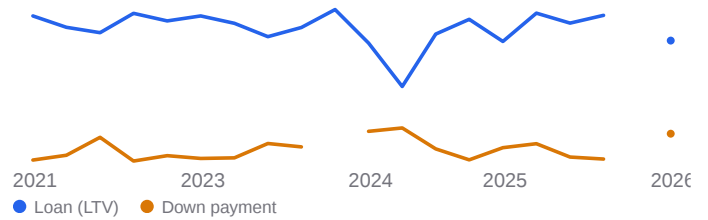


Median annualized return at resale

+3.3%

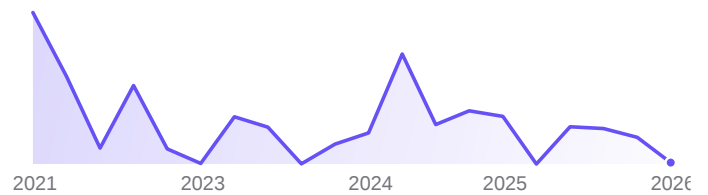


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



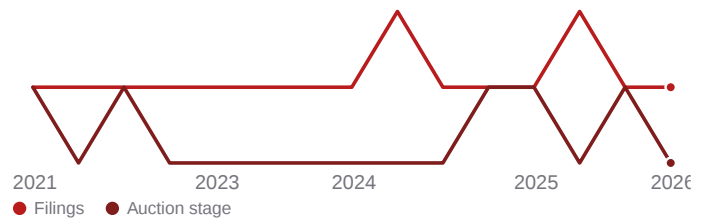
Typical hold before selling

2.0 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	792
Median value (AVM)	\$170K
Median size	1,554 ft²
Median year built	1949
Single family	93%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	51%
Underwater (LTV 125% or more)	2.8%
Owner occupied	70%
Company owned	11%
Median loan-to-value	50%
Typical ownership tenure	15.2 yrs

COMMUNITY

Population	1,440
Density	1,526 / mi²
Median household income	\$67K
Average household income	\$73K
Crime index (US avg 100)	121
Air pollution index (US avg 100)	87
Earthquake index (US avg 100)	35
Homes occupied	94%
Bachelor's or higher	12%
Poverty rate	6.3%
Unemployment	1.6%
Average temp	48°F
Annual precip	36 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.