

Belvidere 61008

ZIP code · IL · Illinois · Boone County · Belvidere

BALANCED MARKET

\$251K

MEDIAN SALE PRICE

+11.4%

1-YR CHANGE

360

SALES (12 MO)

\$263K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 52 / 100



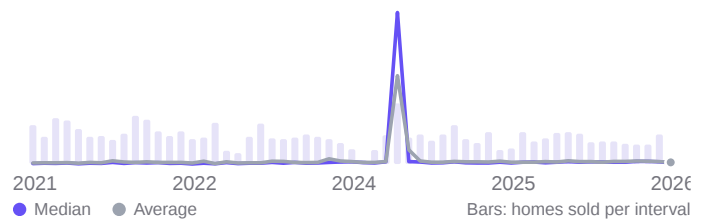
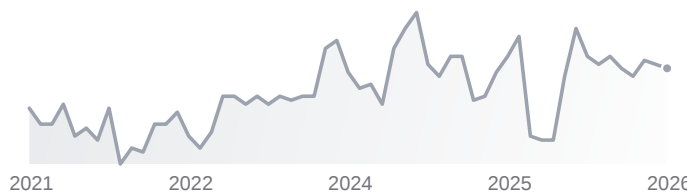
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

52 / 100

Sale prices

Median \$208K · Average \$231K

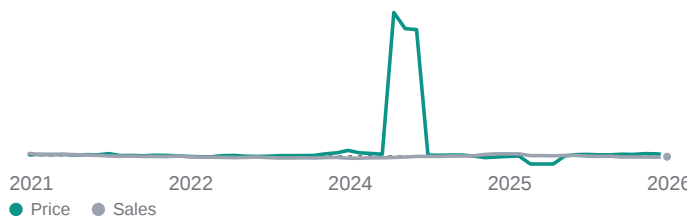


Growth (year over year)

Price +11.4% · Sales -9.5%

Price per square foot

\$116/ft²

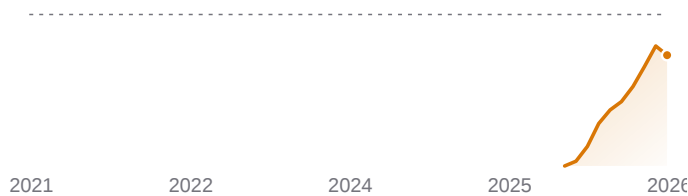


Sale premium vs estimated value

-1.5%

Annual turnover (share of homes sold)

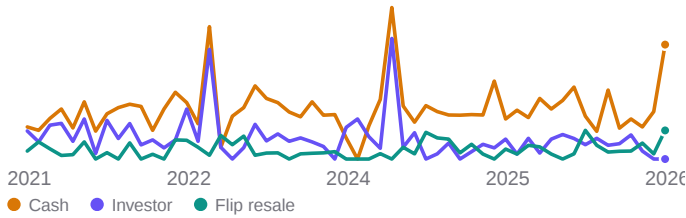
3.2%



BUYERS & OUTCOMES

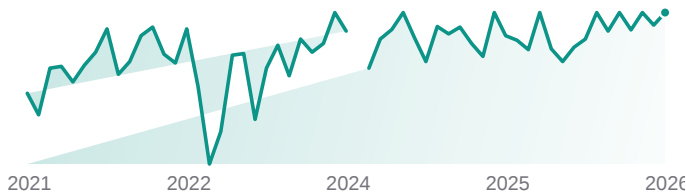
Buyer mix

Cash 57% · Investor 0% · Flip resale 14%



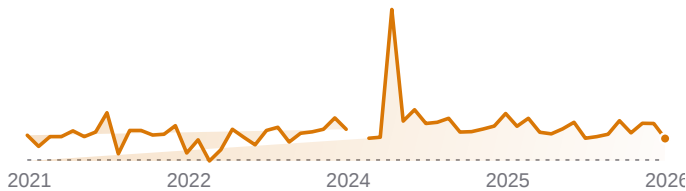
Sellers who sold at a gain

100%

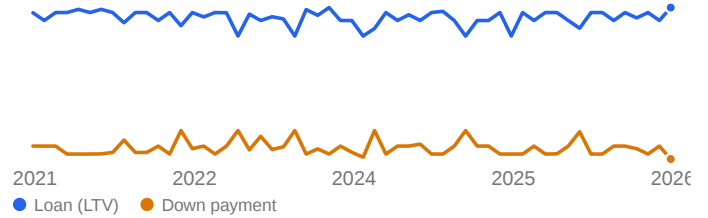


Median annualized return at resale

+4.8%

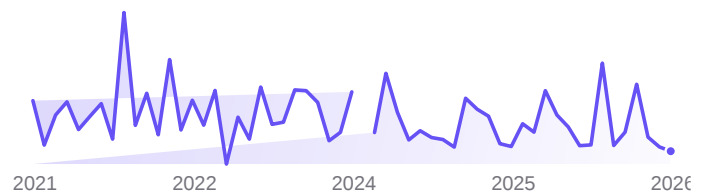


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



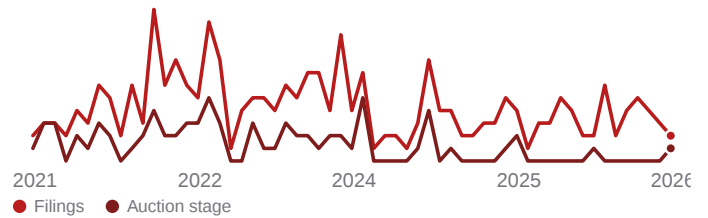
Typical hold before selling

3.9 yrs



Preforeclosure filings

Filings 2 · Auction stage 1



HOUSING STOCK

Homes	11,325
Median value (AVM)	\$263K
Median size	1,680 ft²
Median bedrooms	3
Median year built	1977
Single family	88%
Condos	2.3%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	55%
Underwater (LTV 125% or more)	1.4%
Owner occupied	82%
Company owned	17%
Median loan-to-value	46%

Typical ownership tenure

19.5 yrs

COMMUNITY

Population	33,244
Density	379 / mi²
Median household income	\$79K
Average household income	\$96K
Crime index (US avg 100)	107
Air pollution index (US avg 100)	90
Earthquake index (US avg 100)	44
Homes occupied	95%
Bachelor's or higher	12%
Poverty rate	12.9%
Unemployment	1.6%
Average temp	48°F
Annual precip	35 in
Sunshine	54%

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