

Dixon 61021

ZIP code · IL · Illinois > Lee County > Dixon

BALANCED MARKET

\$174K

MEDIAN SALE PRICE

+8.9%

1-YR CHANGE

330

SALES (12 MO)

\$169K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 55 / 100

Buyer's market

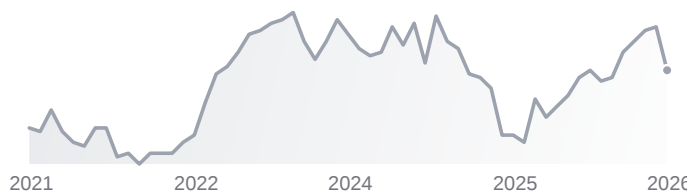
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

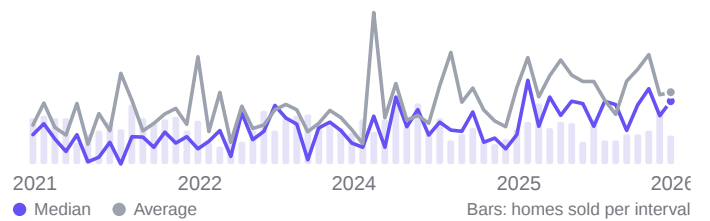
Market temperature (0–100)

55 / 100



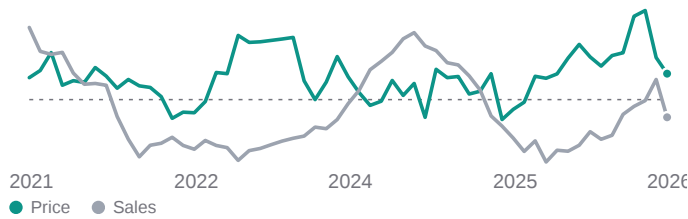
Sale prices

Median \$175K · Average \$186K



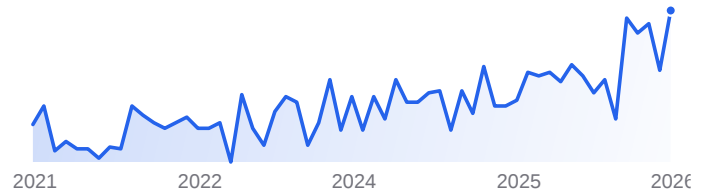
Growth (year over year)

Price +8.9% · Sales -6.0%



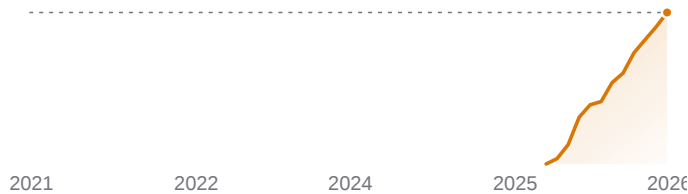
Price per square foot

\$158/ft²



Sale premium vs estimated value

+0.0%



Annual turnover (share of homes sold)

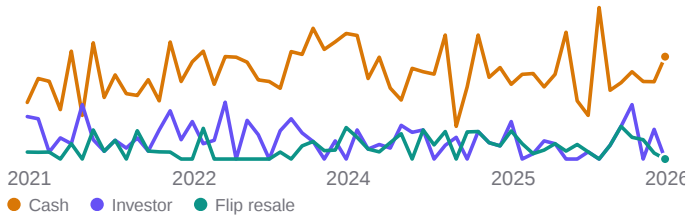
3.9%



BUYERS & OUTCOMES

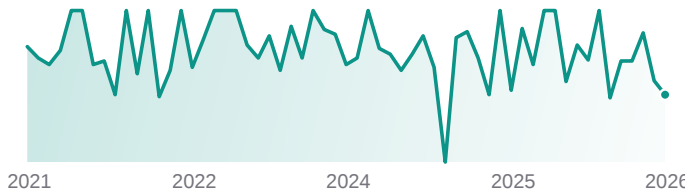
Buyer mix

Cash 39% · Investor 0% · Flip resale 0%



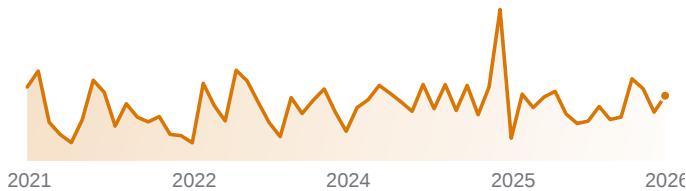
Sellers who sold at a gain

78%

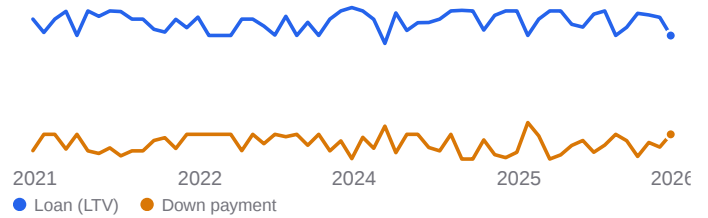


Median annualized return at resale

+9.7%

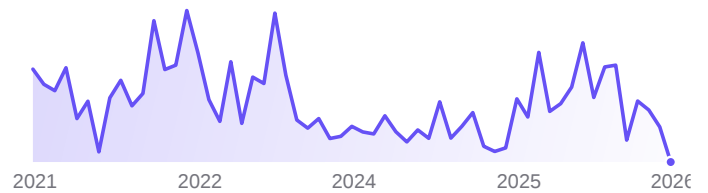


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



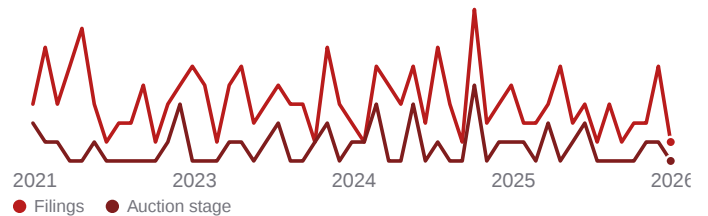
Typical hold before selling

2.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	8,518
Median value (AVM)	\$169K
Median size	1,442 ft²
Median year built	1953
Single family	94%
Condos	0.6%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	54%
Underwater (LTV 125% or more)	2.8%
Owner occupied	81%
Company owned	16%
Median loan-to-value	47%
Typical ownership tenure	14.7 yrs

COMMUNITY

Population	21,708
Density	142 / mi²
Median household income	\$66K
Average household income	\$88K
Crime index (US avg 100)	118
Air pollution index (US avg 100)	85
Earthquake index (US avg 100)	38
Homes occupied	91%
Bachelor's or higher	12%
Poverty rate	14.3%
Unemployment	1.3%
Average temp	49°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.