

Franklin Grove 61031

ZIP code · IL · Illinois · Lee County · Franklin Grove

BALANCED MARKET

\$144K

MEDIAN SALE PRICE

+16.4%

1-YR CHANGE

24

SALES (12 MO)

\$188K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 53 / 100



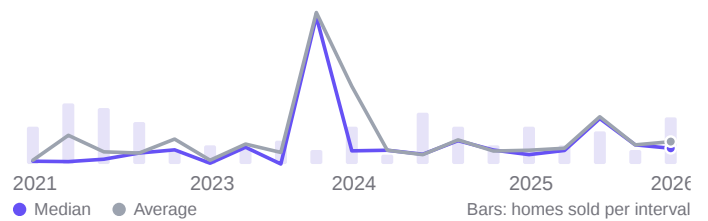
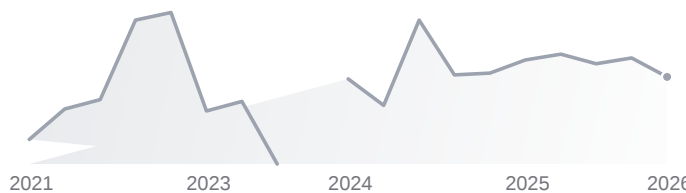
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

53 / 100

Sale prices

Median \$162K · Average \$204K

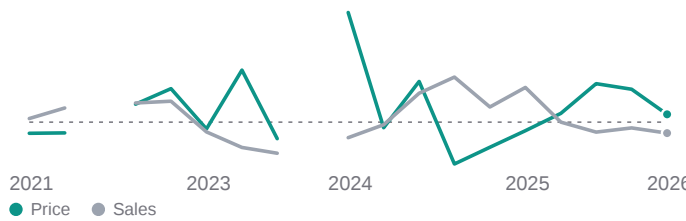


Growth (year over year)

Price +16.4% · Sales -22.6%

Price per square foot

\$130/ft²

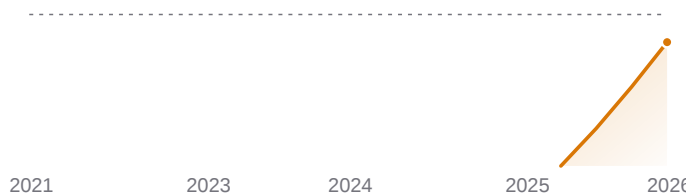


Sale premium vs estimated value

-1.4%

Annual turnover (share of homes sold)

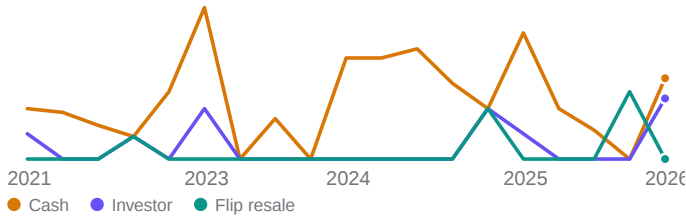
3.7%



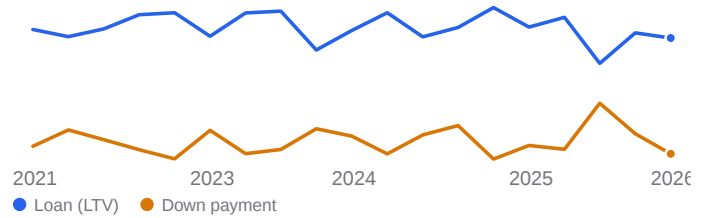
BUYERS & OUTCOMES

Buyer mix

Cash 40% · Investor 30% · Flip resale 0%

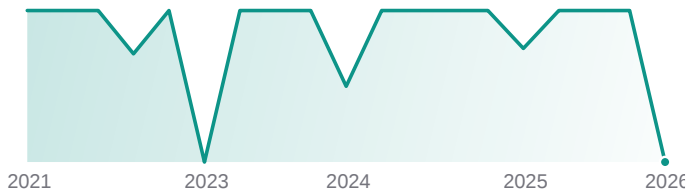


Financing (share of purchase price) Loan (LTV) 79% · Down payment 5.0%



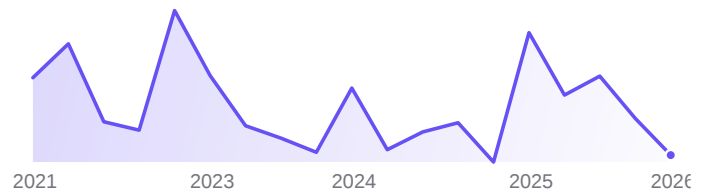
Sellers who sold at a gain

50%



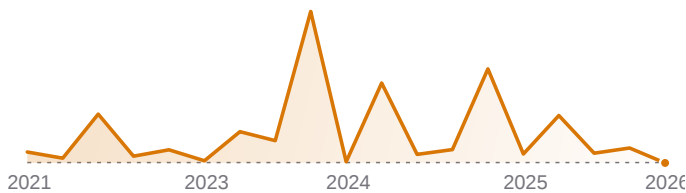
Typical hold before selling

1.3 yrs



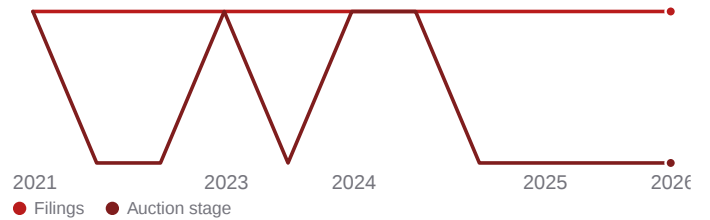
Median annualized return at resale

-0.5%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	641
Median value (AVM)	\$188K
Median size	1,632 ft²
Median year built	1919
Single family	75%
Condos	0.8%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	56%
Underwater (LTV 125% or more)	2.1%
Owner occupied	72%
Company owned	22%
Median loan-to-value	43%
Typical ownership tenure	15.9 yrs

COMMUNITY

Population	1,559
Density	37 / mi²
Median household income	\$72K
Average household income	\$87K
Crime index (US avg 100)	109
Air pollution index (US avg 100)	92
Earthquake index (US avg 100)	44
Homes occupied	89%
Bachelor's or higher	17%
Poverty rate	5.5%
Unemployment	1.6%
Average temp	49°F
Annual precip	36 in
Sunshine	55%

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