

Leaf River 61047

ZIP code · IL · Illinois > Ogle County > Leaf River

BUYER'S MARKET

\$114K

MEDIAN SALE PRICE

-3.9%

1-YR CHANGE

16

SALES (12 MO)

\$196K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 36 / 100



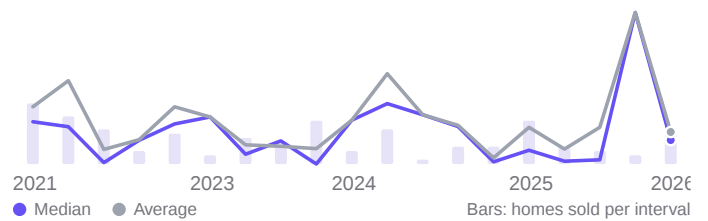
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

36 / 100

Sale prices

Median \$135K · Average \$159K

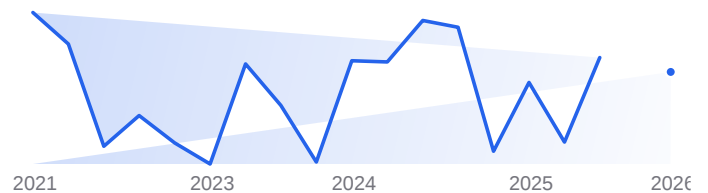
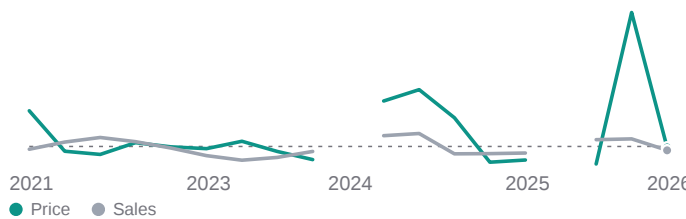


Growth (year over year)

Price -3.9% · Sales -15.8%

Price per square foot

\$84/ft²



Sale premium vs estimated value

-36.3%

Annual turnover (share of homes sold)

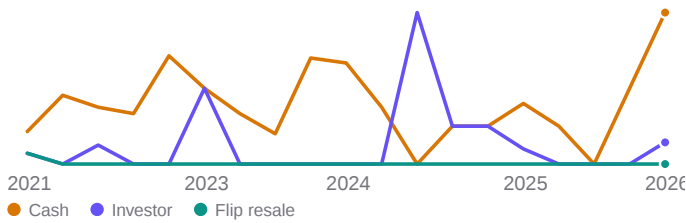
2.6%



BUYERS & OUTCOMES

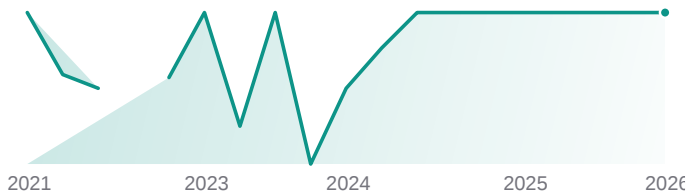
Buyer mix

Cash 100% · Investor 14% · Flip resale 0%



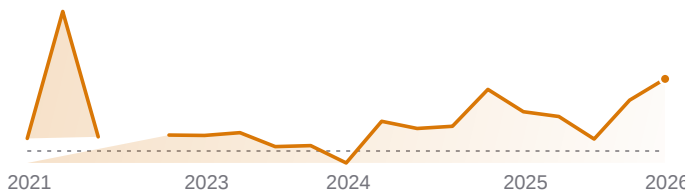
Sellers who sold at a gain

100%

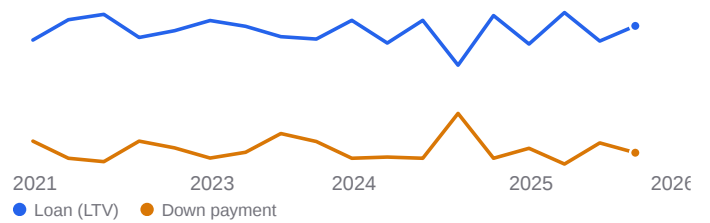


Median annualized return at resale

+25.3%

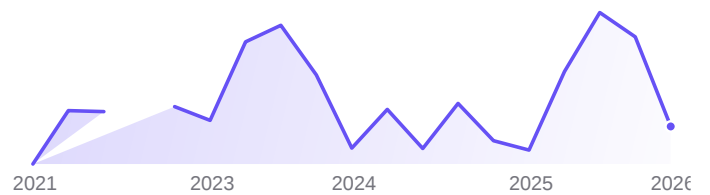


Financing (share of purchase price) Loan (LTV) 91% · Down payment 8.6%



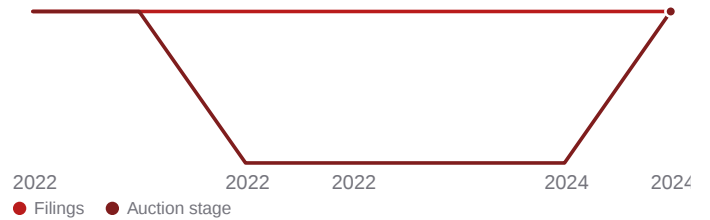
Typical hold before selling

4.2 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	608
Median value (AVM)	\$196K
Median size	1,700 ft²
Median bedrooms	4
Median year built	1973
Single family	89%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	56%
Underwater (LTV 125% or more)	2.5%
Owner occupied	71%
Company owned	9.5%
Median loan-to-value	44%
Typical ownership tenure	17.6 yrs

COMMUNITY

Population	2,439
Density	37 / mi²
Median household income	\$93K
Average household income	\$99K
Crime index (US avg 100)	115
Air pollution index (US avg 100)	90
Earthquake index (US avg 100)	34
Homes occupied	91%
Bachelor's or higher	23%
Poverty rate	4.5%
Unemployment	1.8%
Average temp	48°F
Annual precip	36 in
Sunshine	52%

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.