

Poplar Grove 61065

ZIP code · IL · Illinois · Boone County · Poplar Grove

BALANCED MARKET

\$241K

MEDIAN SALE PRICE

-8.0%

1-YR CHANGE

160

SALES (12 MO)

\$266K

MEDIAN VALUE (AVM)

Market temperature

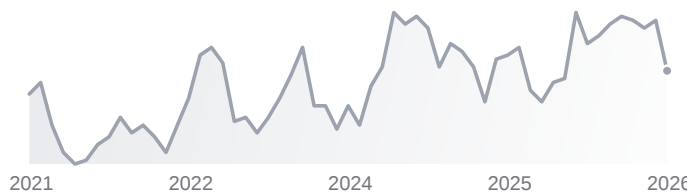
Balanced market · 54 / 100



MARKET TRENDS (5 YEARS)

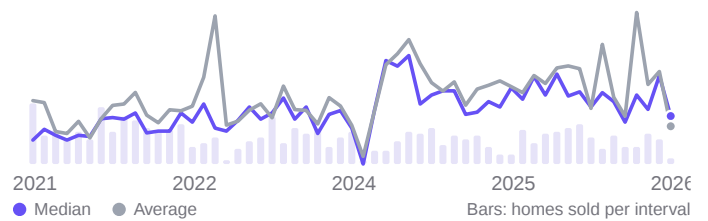
Market temperature (0–100)

54 / 100



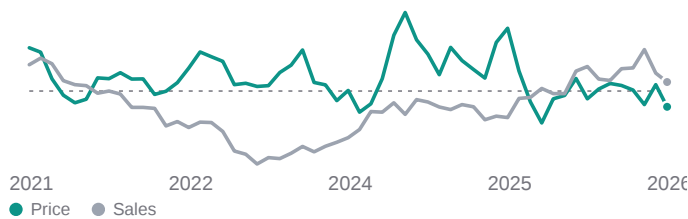
Sale prices

Median \$215K · Average \$198K



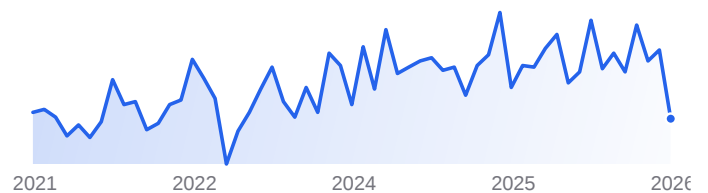
Growth (year over year)

Price -8.0% · Sales +4.6%



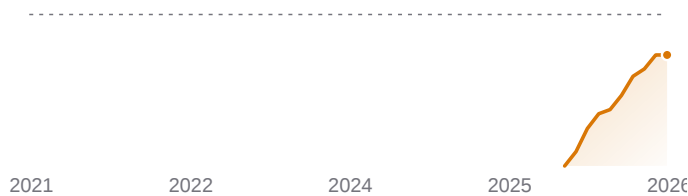
Price per square foot

\$99/ft²



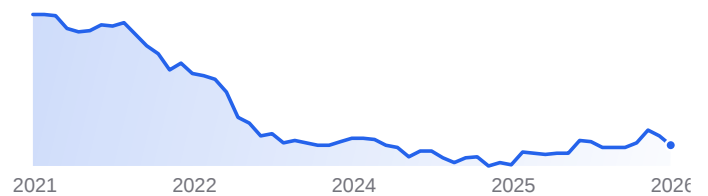
Sale premium vs estimated value

-1.3%



Annual turnover (share of homes sold)

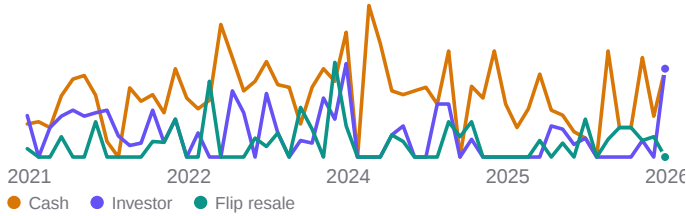
3.9%



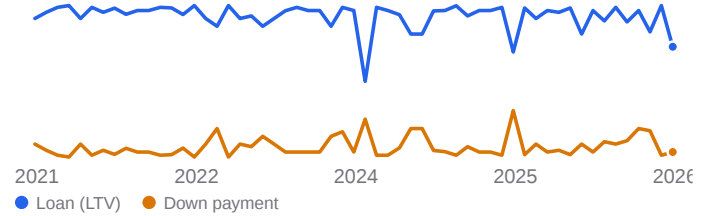
BUYERS & OUTCOMES

Buyer mix

Cash 33% · Investor 33% · Flip resale 0%

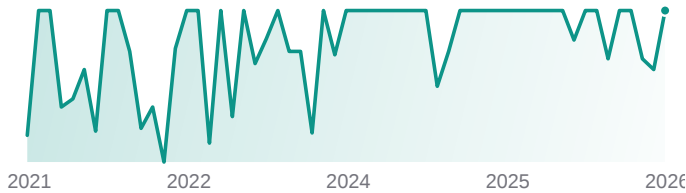


Financing (share of purchase price) Loan (LTV) 72% · Down payment 5.0%



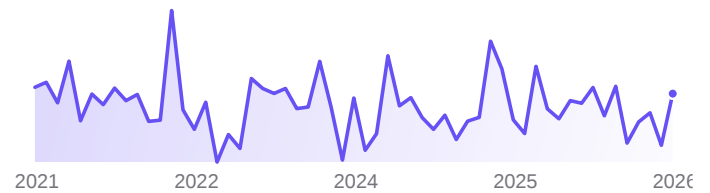
Sellers who sold at a gain

100%



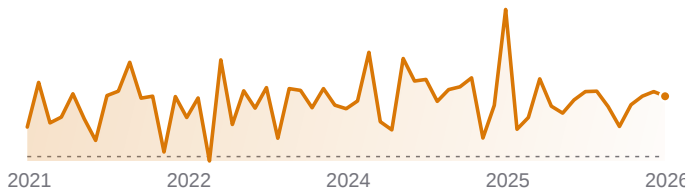
Typical hold before selling

7.5 yrs



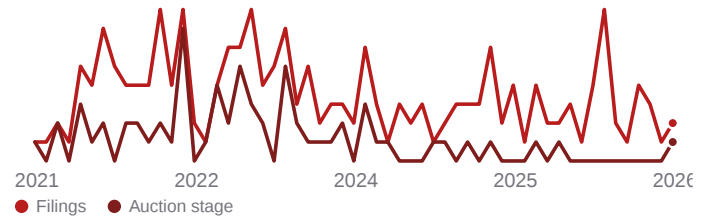
Median annualized return at resale

+7.7%



Preforeclosure filings

Filings 2 · Auction stage 1



HOUSING STOCK

Homes	4,096
Median value (AVM)	\$266K
Median size	1,912 ft²
Median bedrooms	3
Median year built	1998
Single family	92%
Condos	3.1%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	53%
Underwater (LTV 125% or more)	1.2%
Owner occupied	86%
Company owned	16%
Median loan-to-value	48%

Typical ownership tenure

15.8 yrs

COMMUNITY

Population	9,293
Density	181 / mi²
Median household income	\$101K
Average household income	\$108K
Crime index (US avg 100)	84
Air pollution index (US avg 100)	91
Earthquake index (US avg 100)	42
Homes occupied	94%
Bachelor's or higher	21%
Poverty rate	6.1%
Unemployment	1.8%
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.