

Roscoe 61073

ZIP code · IL · Illinois · Winnebago County · Roscoe

BALANCED MARKET

\$340K

MEDIAN SALE PRICE

+4.5%

1-YR CHANGE

296

SALES (12 MO)

\$327K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 58 / 100

Buyer's market

Balanced

Seller's market

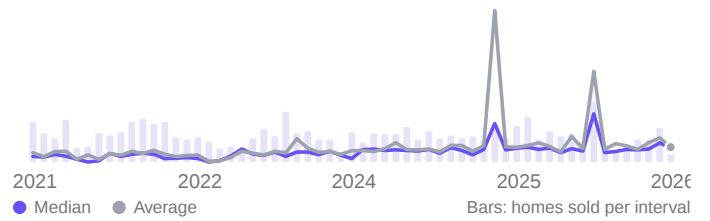
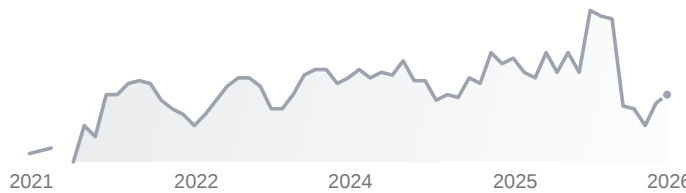
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

58 / 100

Sale prices

Median \$326K · Average \$335K

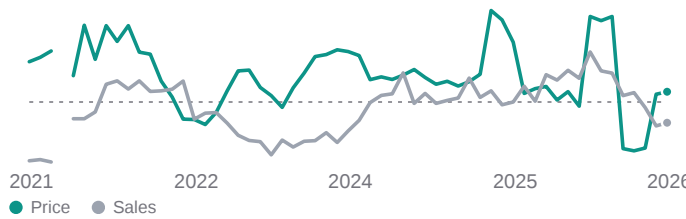


Growth (year over year)

Price +4.5% · Sales -9.2%

Price per square foot

\$201/ft²

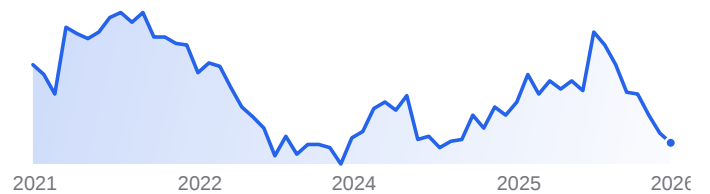
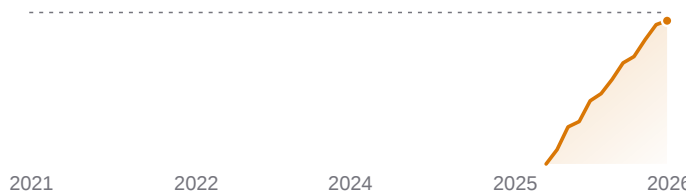


Sale premium vs estimated value

-0.3%

Annual turnover (share of homes sold)

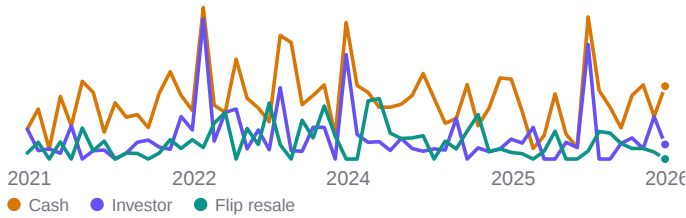
4.1%



BUYERS & OUTCOMES

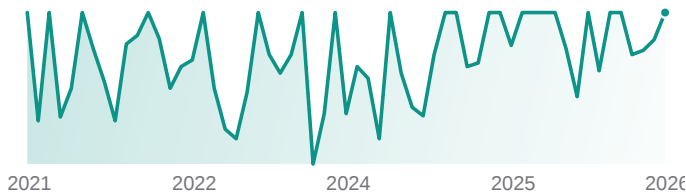
Buyer mix

Cash 31% · Investor 6.3% · Flip resale 0%



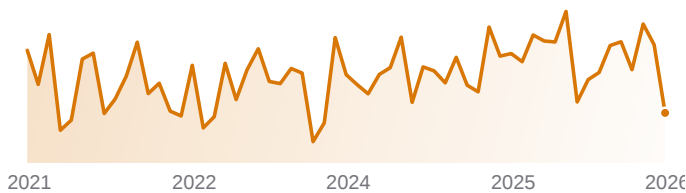
Sellers who sold at a gain

100%

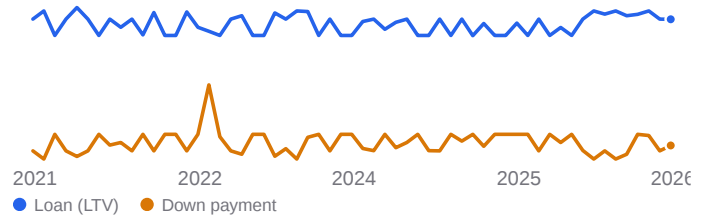


Median annualized return at resale

+3.3%

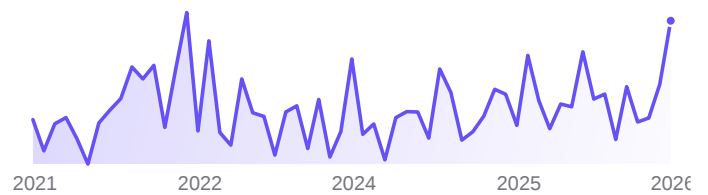


Financing (share of purchase price) Loan (LTV) 90% · Down payment 13%



Typical hold before selling

13.5 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	7,163
Median value (AVM)	\$327K
Median size	1,575 ft²
Median bedrooms	3
Median year built	1992
Single family	92%
Condos	4.4%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	57%
Underwater (LTV 125% or more)	1.0%
Owner occupied	86%
Company owned	21%
Median loan-to-value	47%

Typical ownership tenure

13.8 yrs

COMMUNITY

Population	20,151
Density	730 / mi²
Median household income	\$101K
Average household income	\$123K
Crime index (US avg 100)	42
Air pollution index (US avg 100)	89
Earthquake index (US avg 100)	33
Homes occupied	97%
Bachelor's or higher	23%
Poverty rate	5.5%
Unemployment	1.8%
Average temp	48°F
Annual precip	35 in
Sunshine	52%

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.