

Rockford 61102

ZIP code · IL · Illinois · Winnebago County · Rockford

SELLER'S MARKET

\$136K

MEDIAN SALE PRICE

+24.6%

1-YR CHANGE

256

SALES (12 MO)

\$93K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 77 / 100

Buyer's market

Balanced

Seller's market

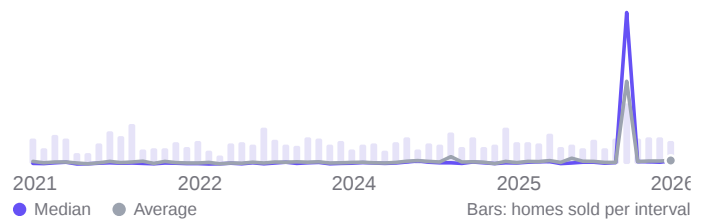
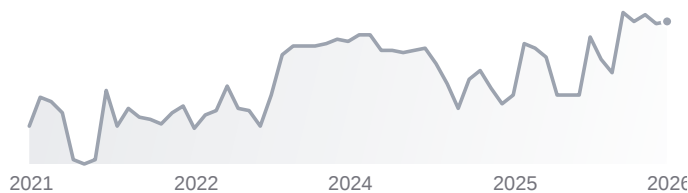
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

77 / 100

Sale prices

Median \$165K · Average \$185K

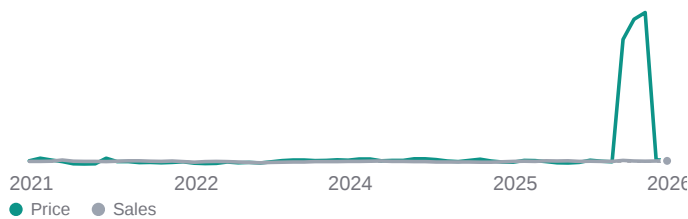


Growth (year over year)

Price +24.6% · Sales +16.4%

Price per square foot

\$81/ft²

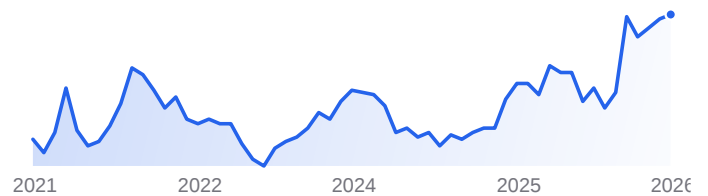


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

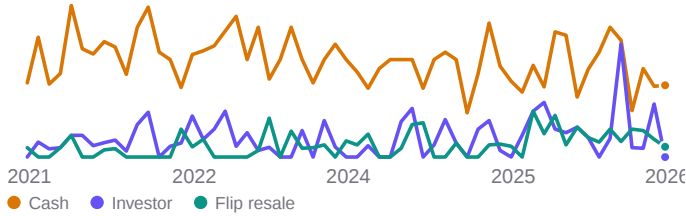
4.3%



BUYERS & OUTCOMES

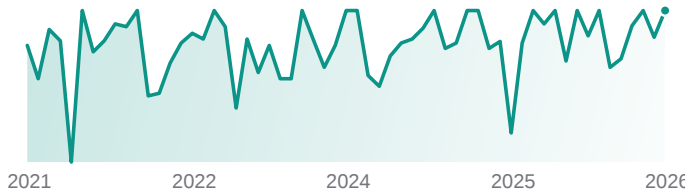
Buyer mix

Cash 37% · Investor 0% · Flip resale 5.3%



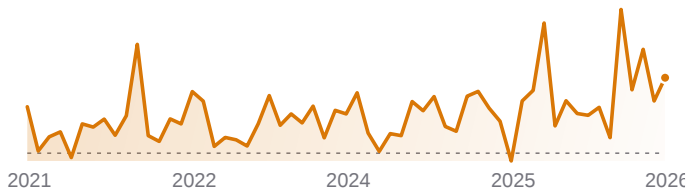
Sellers who sold at a gain

100%

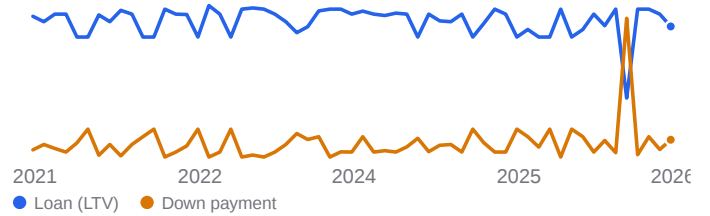


Median annualized return at resale

+12.6%

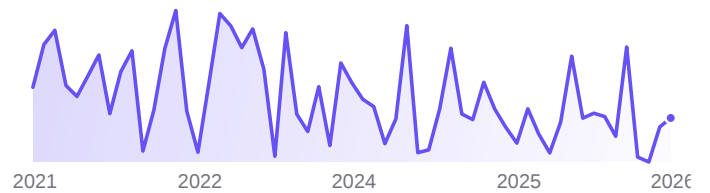


Financing (share of purchase price) Loan (LTV) 87% · Down payment 13%



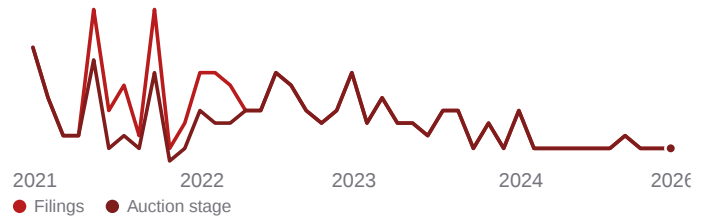
Typical hold before selling

7.0 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	5,912
Median value (AVM)	\$93K
Median size	1,408 ft²
Median bedrooms	3
Median year built	1949
Single family	91%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	61%
Underwater (LTV 125% or more)	2.2%
Owner occupied	71%
Company owned	17%
Median loan-to-value	40%
Typical ownership tenure	21.5 yrs

COMMUNITY

Population	17,742
Density	531 / mi²
Median household income	\$50K
Average household income	\$61K
Crime index (US avg 100)	129
Air pollution index (US avg 100)	87
Earthquake index (US avg 100)	41
Homes occupied	89%
Bachelor's or higher	8%
Poverty rate	23.0%
Unemployment	1.4%
Average temp	48°F
Annual precip	36 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.