

Rockford 61103

ZIP code · IL · Illinois · Winnebago County · Rockford

BALANCED MARKET

\$147K

MEDIAN SALE PRICE

+11.9%

1-YR CHANGE

362

SALES (12 MO)

\$137K

MEDIAN VALUE (AVM)

Market temperature

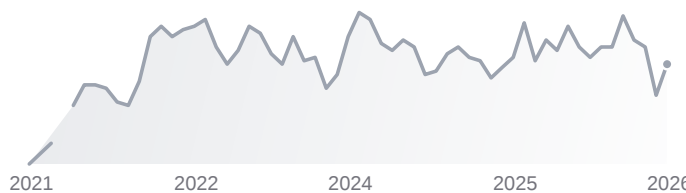
Balanced market · 59 / 100



MARKET TRENDS (5 YEARS)

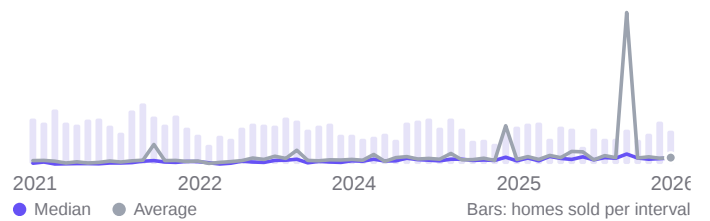
Market temperature (0–100)

59 / 100



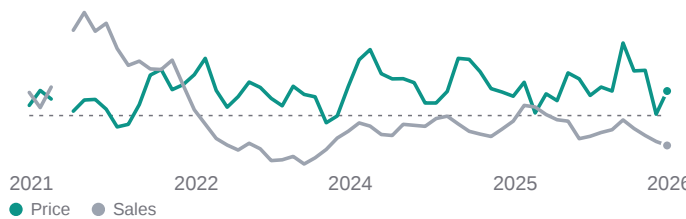
Sale prices

Median \$155K · Average \$160K



Growth (year over year)

Price +11.9% · Sales -14.4%



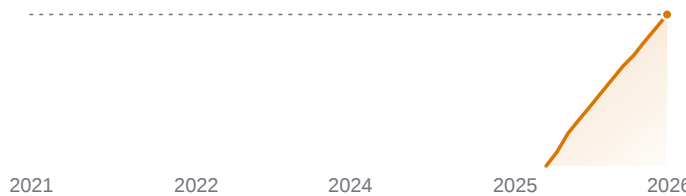
Price per square foot

\$98/ft²



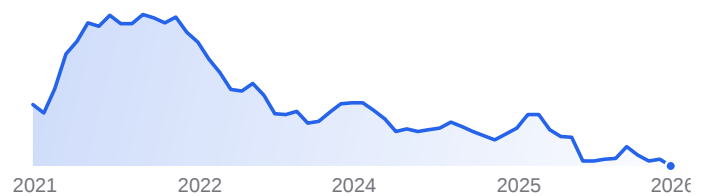
Sale premium vs estimated value

+0.0%



Annual turnover (share of homes sold)

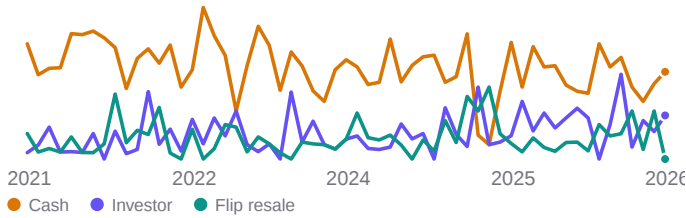
4.8%



BUYERS & OUTCOMES

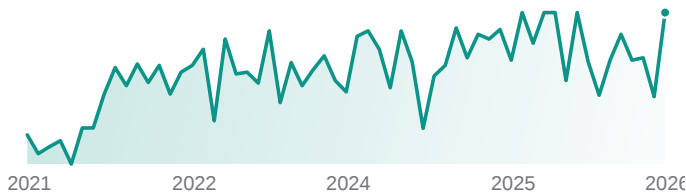
Buyer mix

Cash 30% · Investor 15% · Flip resale 0%



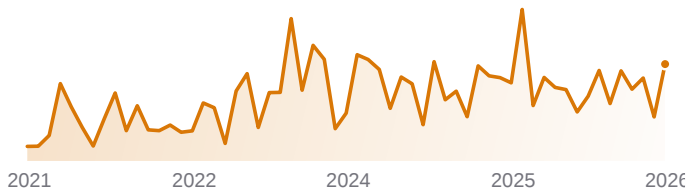
Sellers who sold at a gain

100%

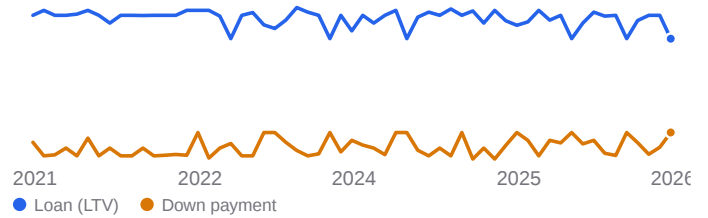


Median annualized return at resale

+10.7%

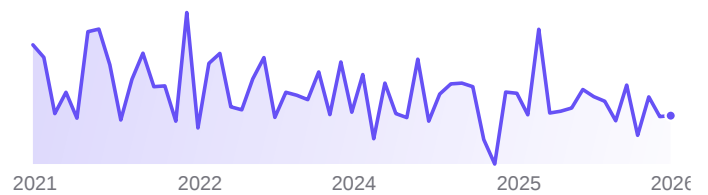


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



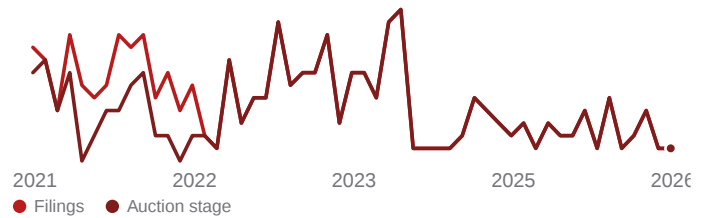
Typical hold before selling

5.9 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	7,542
Median value (AVM)	\$137K
Median size	1,560 ft²
Median bedrooms	3
Median year built	1940
Single family	87%
Condos	0.6%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	52%
Underwater (LTV 125% or more)	1.9%
Owner occupied	76%
Company owned	21%
Median loan-to-value	49%

Typical ownership tenure

11.2 yrs

COMMUNITY

Population	23,056
Density	1,345 / mi²
Median household income	\$54K
Average household income	\$71K
Crime index (US avg 100)	122
Air pollution index (US avg 100)	91
Earthquake index (US avg 100)	37
Homes occupied	90%
Bachelor's or higher	15%
Poverty rate	23.0%
Unemployment	1.3%
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.