

Rockford 61104

ZIP code · IL · Illinois · Winnebago County · Rockford

SELLER'S MARKET

\$138K

MEDIAN SALE PRICE

+7.5%

1-YR CHANGE

271

SALES (12 MO)

\$102K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 69 / 100

Buyer's market

Balanced

Seller's market

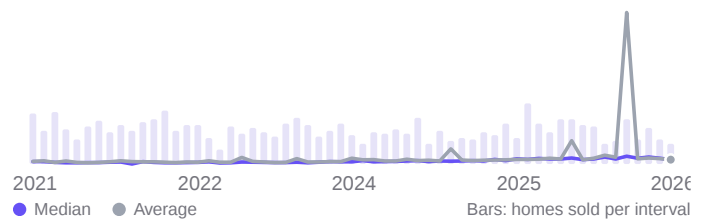
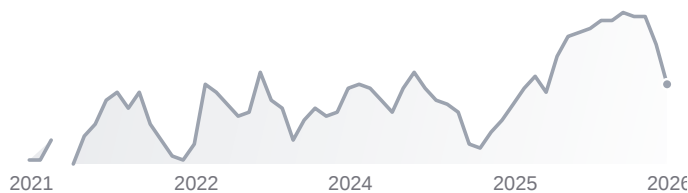
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

69 / 100

Sale prices

Median \$116K · Average \$116K

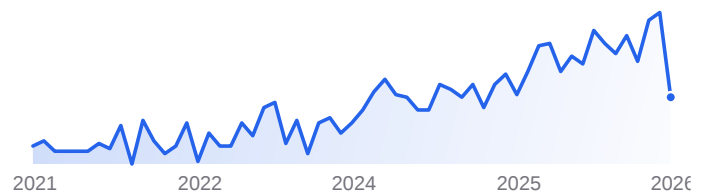
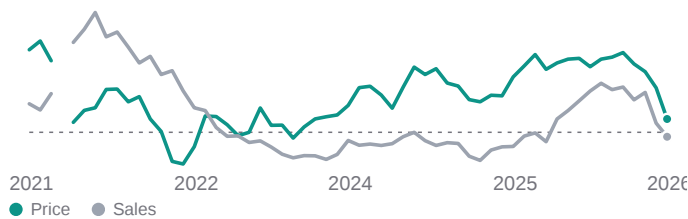


Growth (year over year)

Price +7.5% · Sales -2.5%

Price per square foot

\$59/ft²

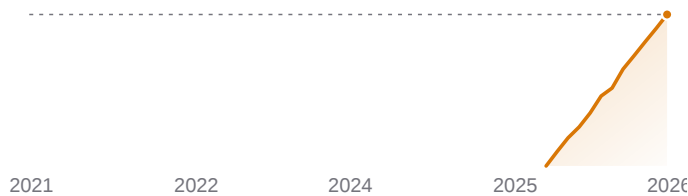


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

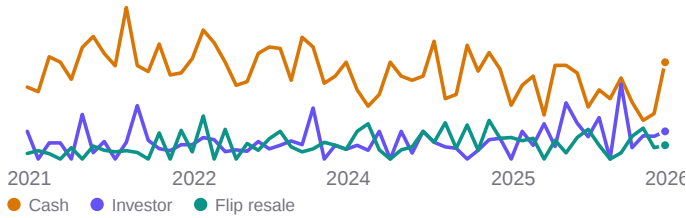
5.9%



BUYERS & OUTCOMES

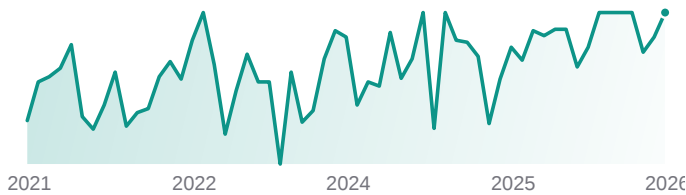
Buyer mix

Cash 50% · Investor 14% · Flip resale 7.1%



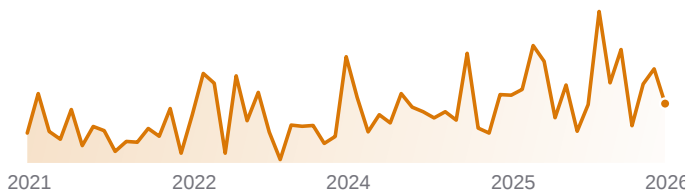
Sellers who sold at a gain

100%

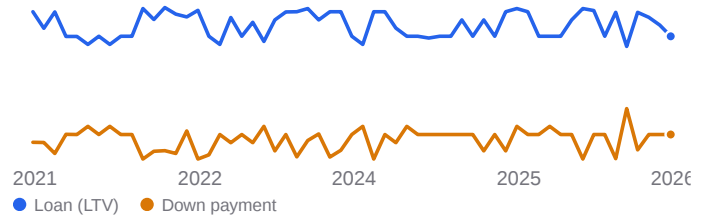


Median annualized return at resale

+9.0%

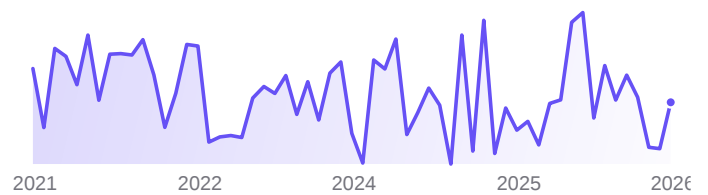


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



Typical hold before selling

8.0 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	4,605
Median value (AVM)	\$102K
Median size	1,584 ft²
Median bedrooms	3
Median year built	1920
Single family	67%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	59%
Underwater (LTV 125% or more)	2.4%
Owner occupied	59%
Company owned	22%
Median loan-to-value	40%
Typical ownership tenure	13.0 yrs

COMMUNITY

Population	17,656
Density	3,783 / mi²
Median household income	\$34K
Average household income	\$48K
Crime index (US avg 100)	157
Air pollution index (US avg 100)	90
Earthquake index (US avg 100)	39
Homes occupied	84%
Bachelor's or higher	6%
Poverty rate	36.4%
Unemployment	1.3%
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.