

Rockford 61107

ZIP code · IL · Illinois · Winnebago County · Rockford

SELLER'S MARKET

\$220K

MEDIAN SALE PRICE

+0.5%

1-YR CHANGE

551

SALES (12 MO)

\$225K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 60 / 100



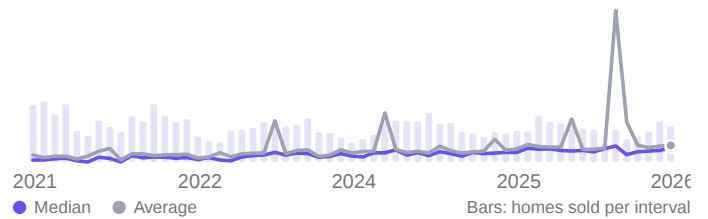
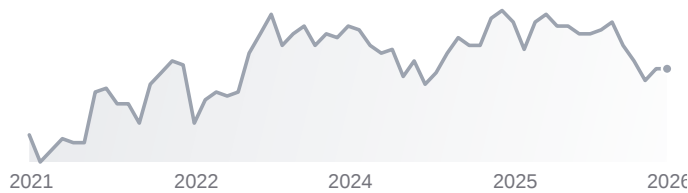
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

60 / 100

Sale prices

Median \$235K · Average \$254K

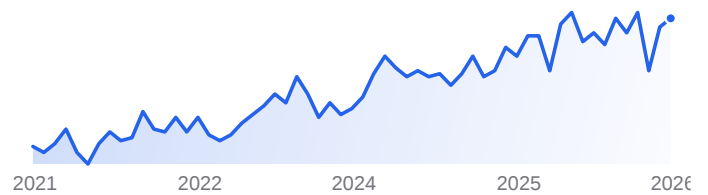
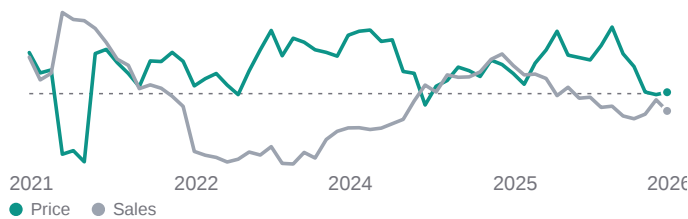


Growth (year over year)

Price +0.5% · Sales -5.8%

Price per square foot

\$121/ft²

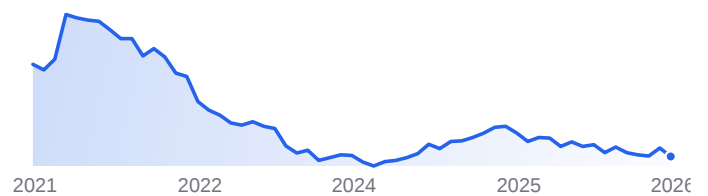
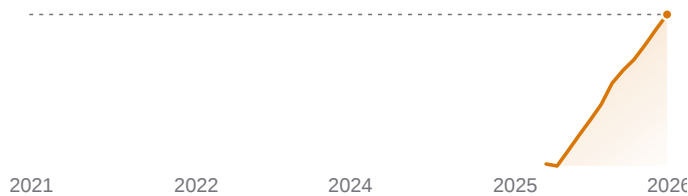


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

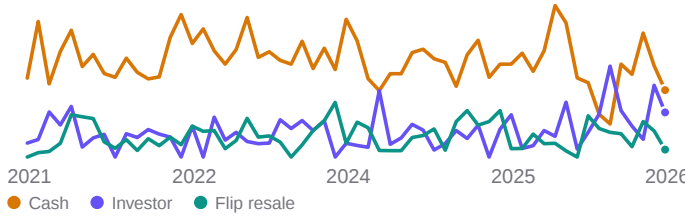
5.0%



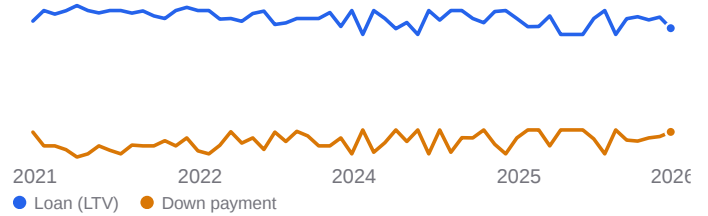
BUYERS & OUTCOMES

Buyer mix

Cash 18% · Investor 12% · Flip resale 2.0%

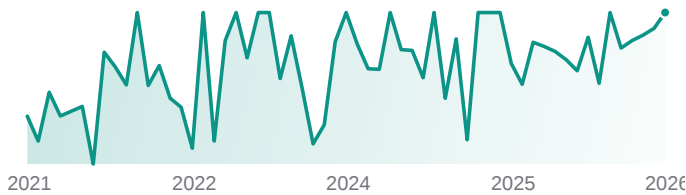


Financing (share of purchase price) Loan (LTV) 84% · Down payment 19%



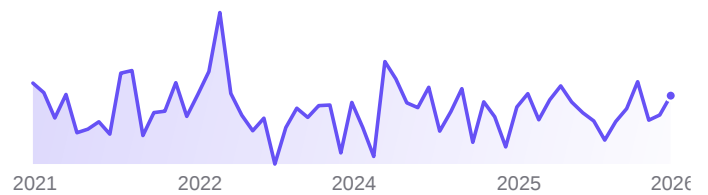
Sellers who sold at a gain

100%



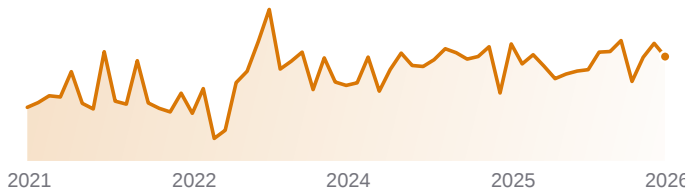
Typical hold before selling

8.2 yrs



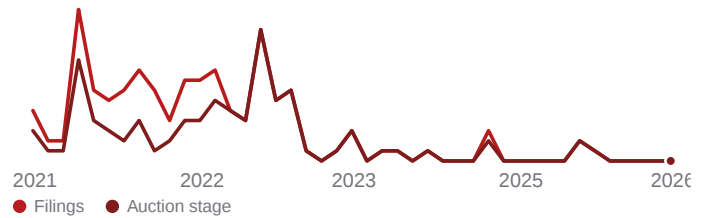
Median annualized return at resale

+7.9%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	11,017
Median value (AVM)	\$225K
Median size	1,928 ft²
Median bedrooms	3
Median year built	1959
Single family	87%
Condos	7.0%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	53%
Underwater (LTV 125% or more)	1.4%
Owner occupied	84%
Company owned	21%
Median loan-to-value	48%

Typical ownership tenure

11.3 yrs

COMMUNITY

Population	29,768
Density	2,019 / mi²
Median household income	\$74K
Average household income	\$94K
Crime index (US avg 100)	89
Air pollution index (US avg 100)	87
Earthquake index (US avg 100)	41
Homes occupied	93%
Bachelor's or higher	24%
Poverty rate	10.8%
Unemployment	1.5%
Average temp	48°F
Annual precip	34 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.