

Rockford 61108

ZIP code · IL · Illinois · Winnebago County · Rockford

SELLER'S MARKET

\$201K

MEDIAN SALE PRICE

+16.8%

1-YR CHANGE

451

SALES (12 MO)

\$182K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 77 / 100

Buyer's market

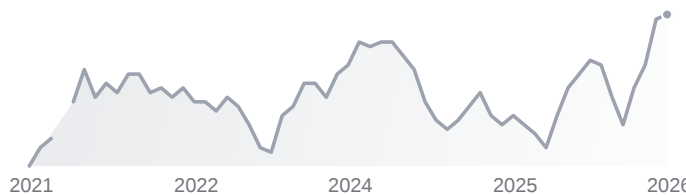
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

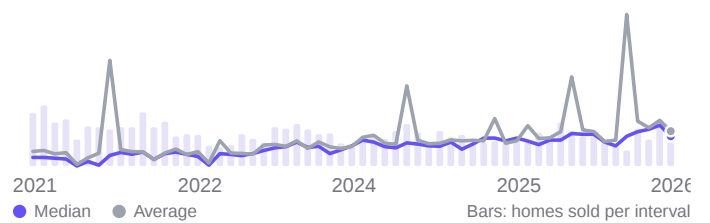
Market temperature (0–100)

77 / 100



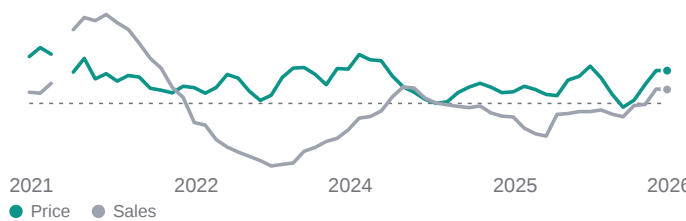
Sale prices

Median \$185K · Average \$198K



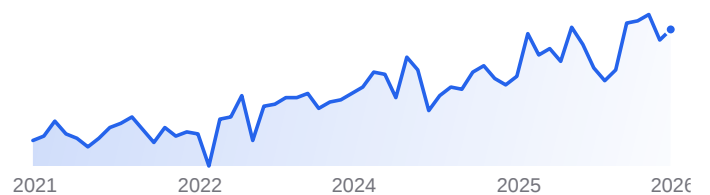
Growth (year over year)

Price +16.8% · Sales +7.1%



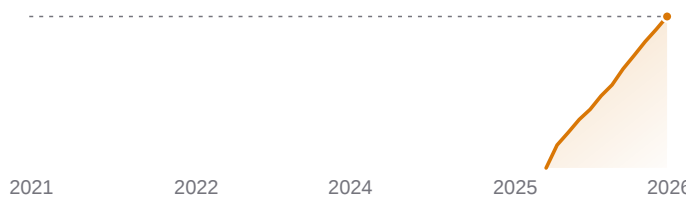
Price per square foot

\$128/ft²



Sale premium vs estimated value

+0.0%



Annual turnover (share of homes sold)

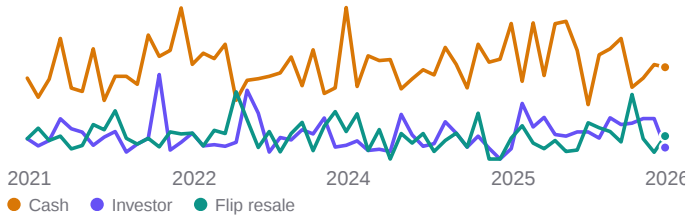
4.5%



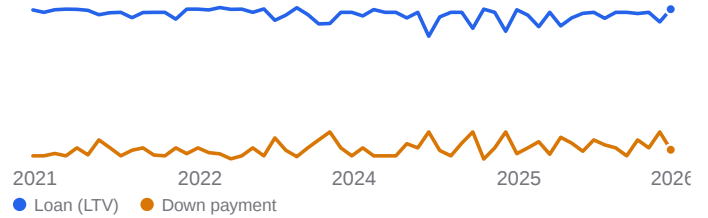
BUYERS & OUTCOMES

Buyer mix

Cash 27% · Investor 3.3% · Flip resale 6.7%

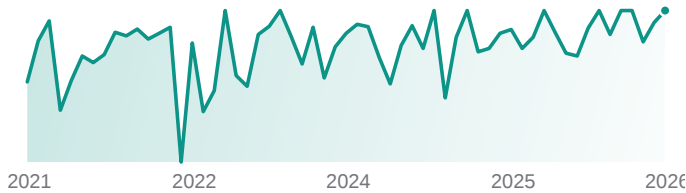


Financing (share of purchase price) Loan (LTV) 97% · Down payment 8.8%



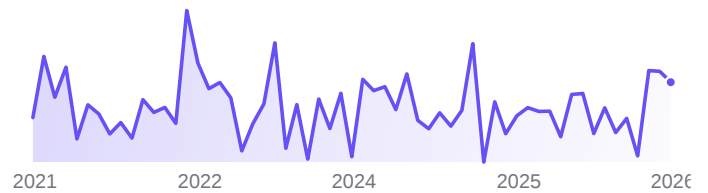
Sellers who sold at a gain

100%



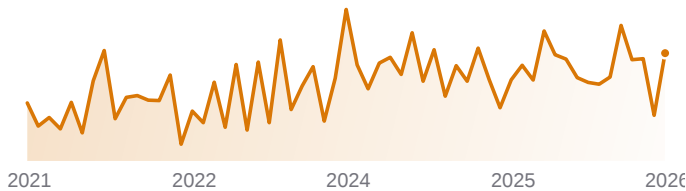
Typical hold before selling

9.2 yrs



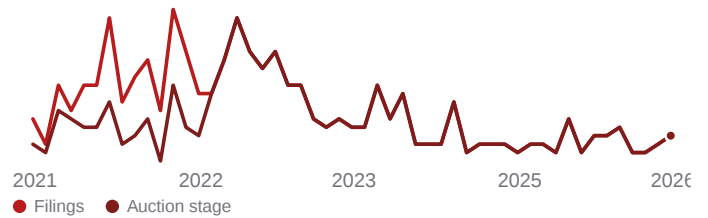
Median annualized return at resale

+9.2%



Preforeclosure filings

Filings 3 · Auction stage 3



HOUSING STOCK

Homes	9,982
Median value (AVM)	\$182K
Median size	1,647 ft²
Median bedrooms	3
Median year built	1962
Single family	87%
Condos	7.6%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	55%
Underwater (LTV 125% or more)	0.9%
Owner occupied	84%
Company owned	17%
Median loan-to-value	47%

Typical ownership tenure

12.3 yrs

COMMUNITY

Population	30,642
Density	2,718 / mi²
Median household income	\$63K
Average household income	\$76K
Crime index (US avg 100)	87
Air pollution index (US avg 100)	91
Earthquake index (US avg 100)	40
Homes occupied	94%
Bachelor's or higher	16%
Poverty rate	13.6%
Unemployment	1.6%
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.