

Rockford 61114

ZIP code · IL · Illinois · Winnebago County · Rockford

BALANCED MARKET

\$250K

MEDIAN SALE PRICE

-4.3%

1-YR CHANGE

217

SALES (12 MO)

\$279K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 47 / 100



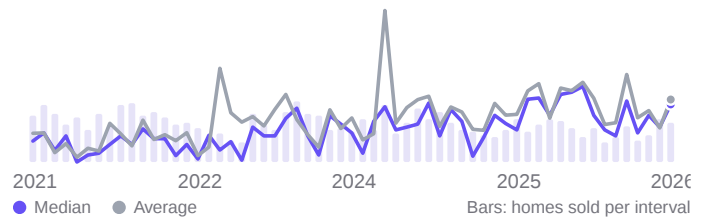
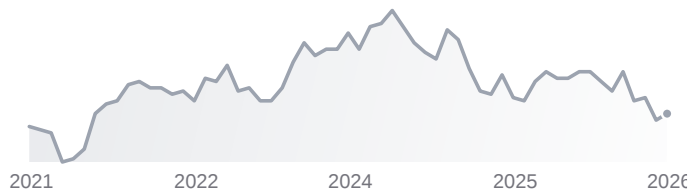
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

47 / 100

Sale prices

Median \$269K · Average \$277K

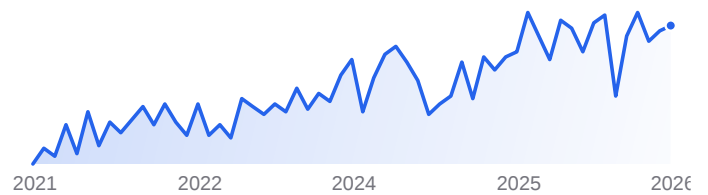
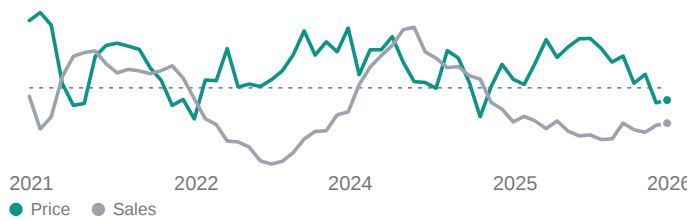


Growth (year over year)

Price -4.3% · Sales -12.5%

Price per square foot

\$131/ft²

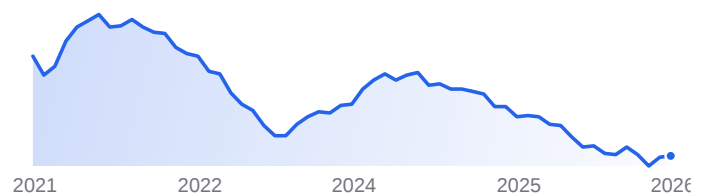
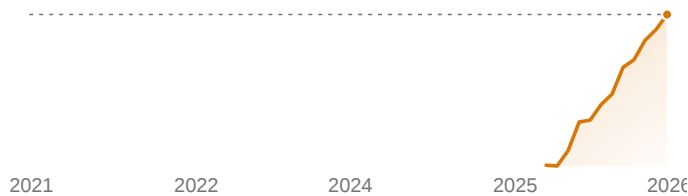


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

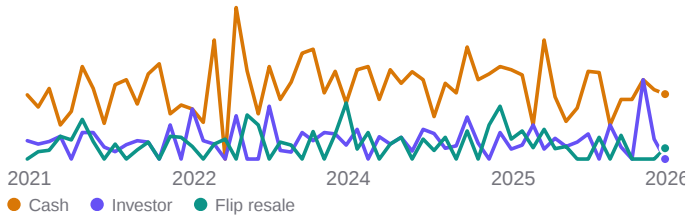
4.0%



BUYERS & OUTCOMES

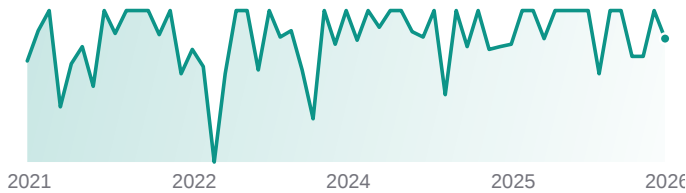
Buyer mix

Cash 27% · Investor 0% · Flip resale 4.5%



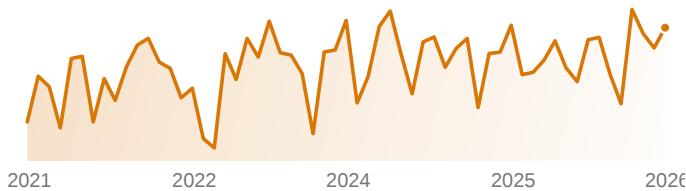
Sellers who sold at a gain

94%

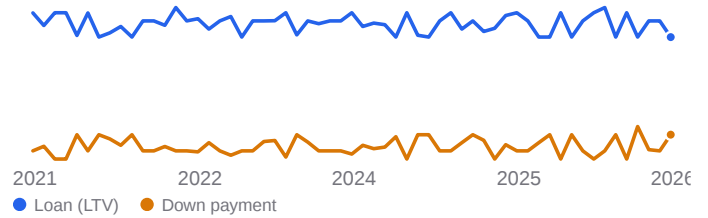


Median annualized return at resale

+8.3%

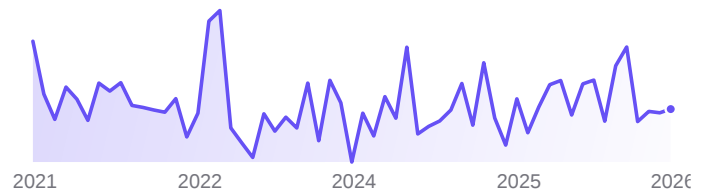


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



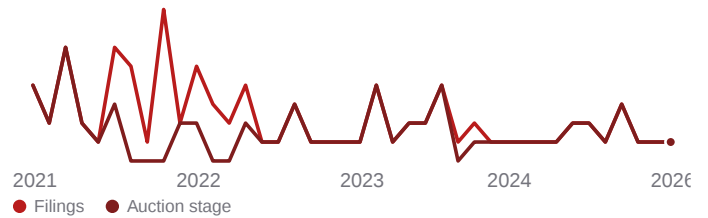
Typical hold before selling

6.9 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	5,393
Median value (AVM)	\$279K
Median size	2,186 ft²
Median bedrooms	3
Median year built	1981
Single family	82%
Condos	15%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	53%
Underwater (LTV 125% or more)	1.2%
Owner occupied	89%
Company owned	22%
Median loan-to-value	49%

Typical ownership tenure

12.9 yrs

COMMUNITY

Population	15,641
Density	1,943 / mi ²
Median household income	\$86K
Average household income	\$114K
Crime index (US avg 100)	53
Air pollution index (US avg 100)	91
Earthquake index (US avg 100)	38
Homes occupied	95%
Bachelor's or higher	25%
Poverty rate	7.7%
Unemployment	1.4%
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.