

Albany 61230

ZIP code · IL · Illinois · Whiteside County · Albany

STRONG SELLER'S MARKET

\$45K

MEDIAN SALE PRICE

16

SALES (12 MO)

\$140K

MEDIAN VALUE (AVM)

Market temperature

Strong seller's market · 88 / 100

Buyer's market

Balanced

Seller's market

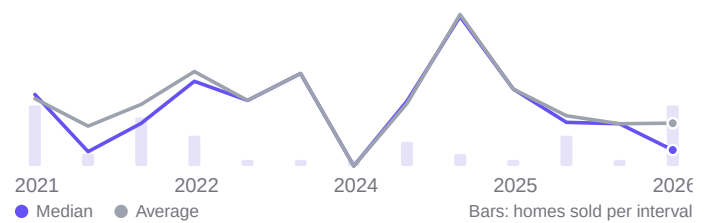
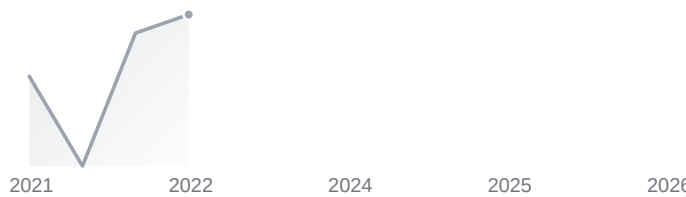
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

88 / 100

Sale prices

Median \$48K · Average \$95K

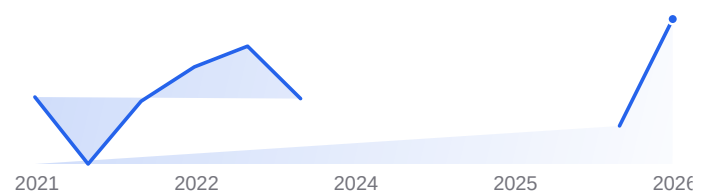


Growth (year over year)

Price +37.7% · Sales +100.0%

Price per square foot

\$173/ft²

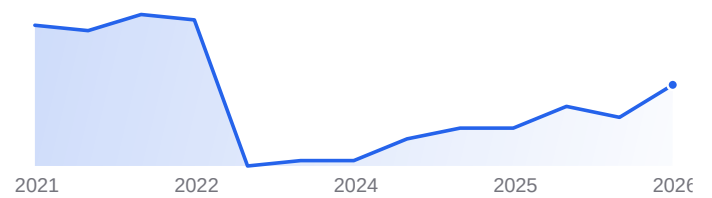
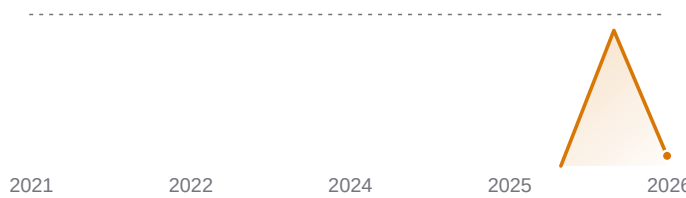


Sale premium vs estimated value

-10.0%

Annual turnover (share of homes sold)

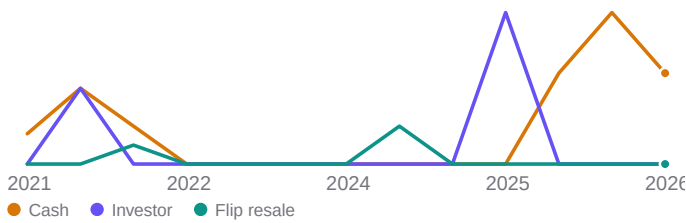
3.3%



BUYERS & OUTCOMES

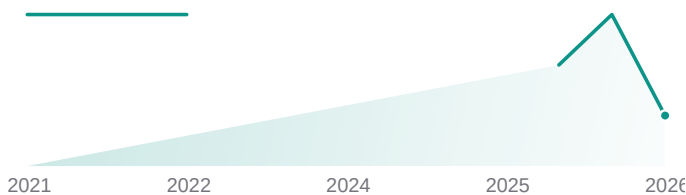
Buyer mix

Cash 60% · Investor 0% · Flip resale 0%



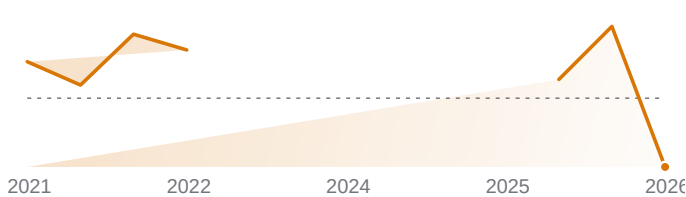
Sellers who sold at a gain

33%

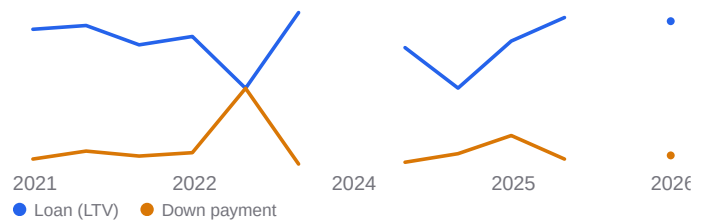


Median annualized return at resale

-5.7%

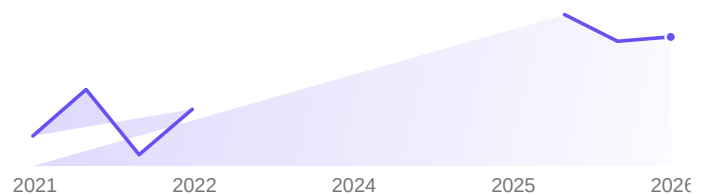


Financing (share of purchase price) Loan (LTV) 93% · Down payment 7.3%



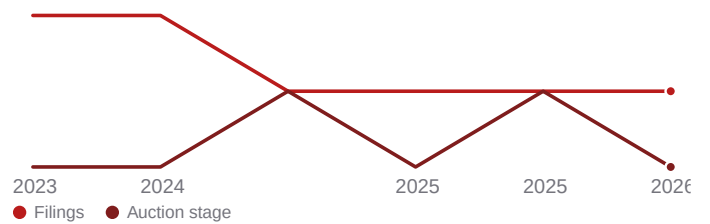
Typical hold before selling

5.8 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	486
Median value (AVM)	\$140K
Median size	1,300 ft²
Median bedrooms	3
Median year built	1965
Single family	97%
Condos	0.8%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	43%
Underwater (LTV 125% or more)	4.5%
Owner occupied	74%
Company owned	6.8%
Median loan-to-value	59%

Typical ownership tenure

15.7 yrs

COMMUNITY

Population	1,216
Density	51 / mi ²
Median household income	\$74K
Average household income	\$85K
Crime index (US avg 100)	162
Air pollution index (US avg 100)	75
Earthquake index (US avg 100)	34
Homes occupied	87%
Bachelor's or higher	15%
Poverty rate	3.6%
Unemployment	1.7%
Average temp	50°F
Annual precip	37 in
Sunshine	55%

Market metrics are derived from recorded arms-length deeds through April 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.