

Erie 61250

ZIP code · IL · Illinois · Whiteside County · Erie

BUYER'S MARKET

\$113K

MEDIAN SALE PRICE

-49.8%

1-YR CHANGE

18

SALES (12 MO)

\$158K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 37 / 100



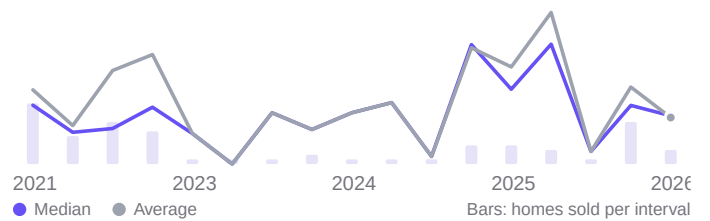
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

37 / 100

Sale prices

Median \$100K · Average \$97K

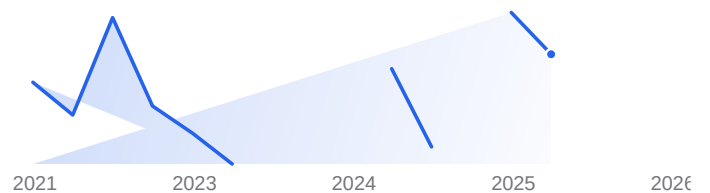
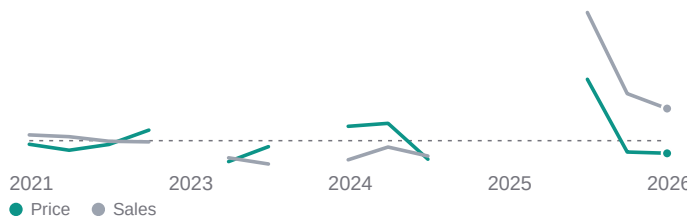


Growth (year over year)

Price -49.8% · Sales +125.0%

Price per square foot

\$123/ft²

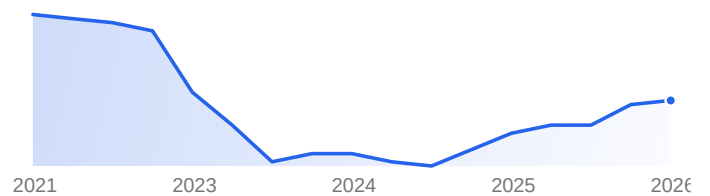
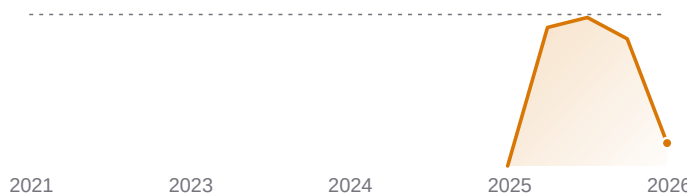


Sale premium vs estimated value

-33.3%

Annual turnover (share of homes sold)

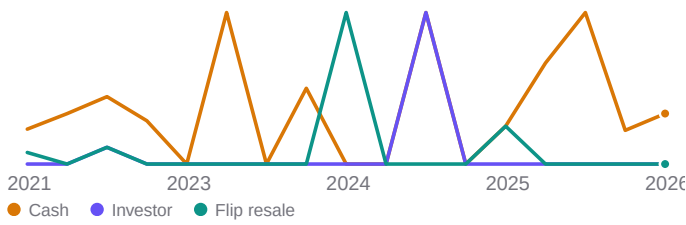
1.8%



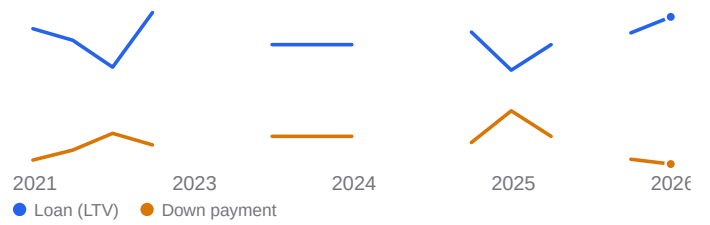
BUYERS & OUTCOMES

Buyer mix

Cash 33% · Investor 0% · Flip resale 0%

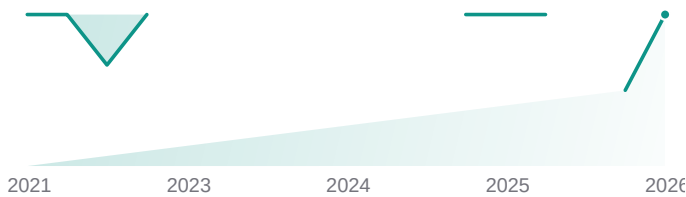


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



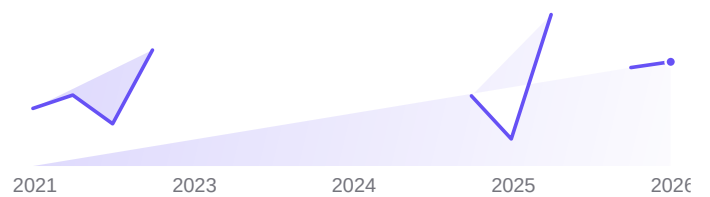
Sellers who sold at a gain

100%



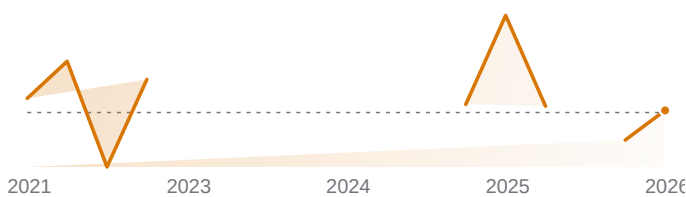
Typical hold before selling

5.1 yrs



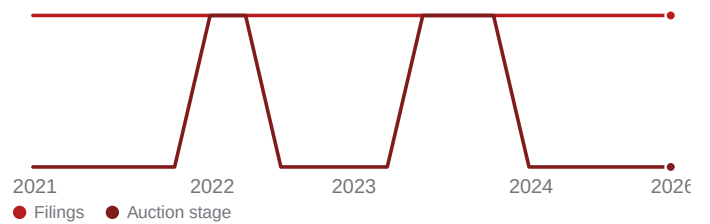
Median annualized return at resale

+0.8%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	999
Median value (AVM)	\$158K
Median size	1,352 ft²
Median bedrooms	3
Median year built	1964
Single family	97%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	50%
Underwater (LTV 125% or more)	3.7%
Owner occupied	76%
Company owned	10%
Median loan-to-value	50%
Typical ownership tenure	20.4 yrs

COMMUNITY

Population	2,256
Density	30 / mi²
Median household income	\$85K
Average household income	\$96K
Crime index (US avg 100)	87
Air pollution index (US avg 100)	80
Earthquake index (US avg 100)	32
Homes occupied	93%
Bachelor's or higher	15%
Poverty rate	5.1%
Unemployment	1.4%
Average temp	50°F
Annual precip	37 in
Sunshine	55%

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