

Fenton 61251

ZIP code · IL · Illinois › Whiteside County

\$230K

MEDIAN SALE PRICE

+167.1%

1-YR CHANGE

3

SALES (12 MO)

\$191K

MEDIAN VALUE (AVM)

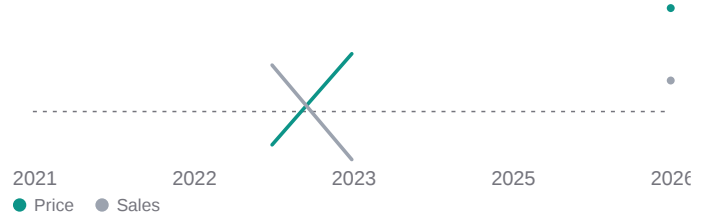
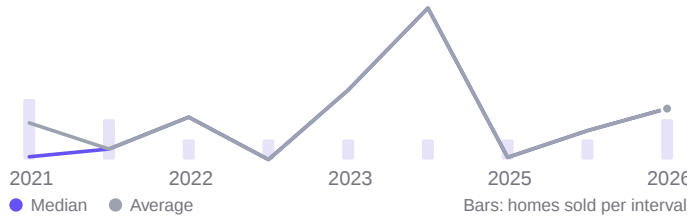
MARKET TRENDS (5 YEARS)

Sale prices

Median \$230K · Average \$230K

Growth (year over year)

Price +167.1% · Sales +50.0%

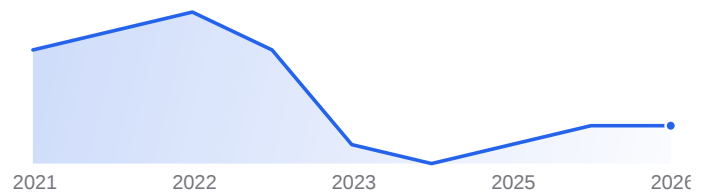


Price per square foot

\$45/ft²

Annual turnover (share of homes sold)

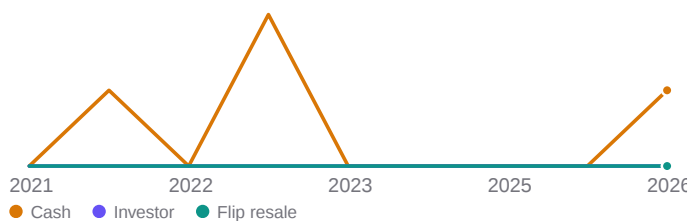
2.2%



BUYERS & OUTCOMES

Buyer mix

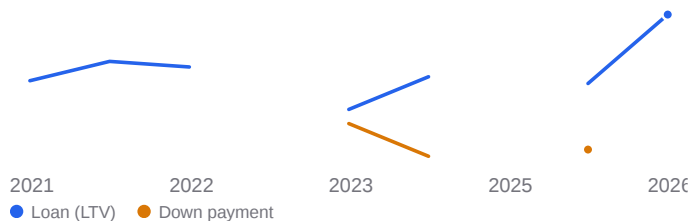
Cash 50% · Investor 0% · Flip resale 0%



Sellers who sold at a gain

100%

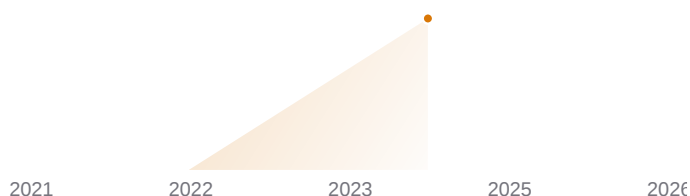
Financing (share of purchase price) Loan (LTV) 143% · Down payment 20%



Typical hold before selling

3.4 yrs

Median annualized return at resale +131.5%



HOUSING STOCK

Homes	138
Median value (AVM)	\$191K
Median size	1,632 ft²
Median bedrooms	3
Median year built	1978
Single family	99%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	49%
Underwater (LTV 125% or more)	7.8%
Owner occupied	86%
Company owned	10%
Median loan-to-value	51%
Typical ownership tenure	22.9 yrs

COMMUNITY

Population	361
Density	17 / mi²
Median household income	\$89K
Average household income	\$102K
Crime index (US avg 100)	128
Air pollution index (US avg 100)	83
Earthquake index (US avg 100)	35
Homes occupied	93%
Bachelor's or higher	17%
Poverty rate	4.8%
Unemployment	1.6%
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.