

Fulton 61252

ZIP code · IL · Illinois · Whiteside County · Fulton

SELLER'S MARKET

\$213K

MEDIAN SALE PRICE

+48.7%

1-YR CHANGE

46

SALES (12 MO)

\$151K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 65 / 100

Buyer's market

Balanced

Seller's market

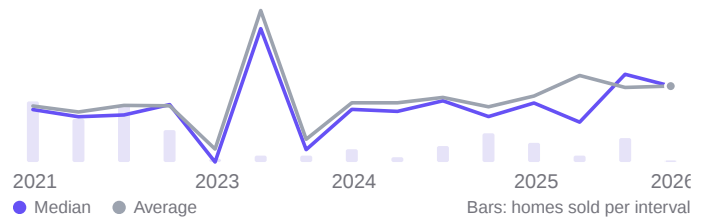
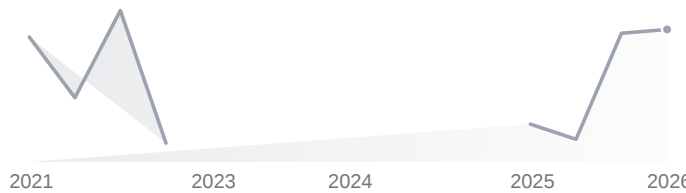
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

65 / 100

Sale prices

Median \$180K · Average \$180K

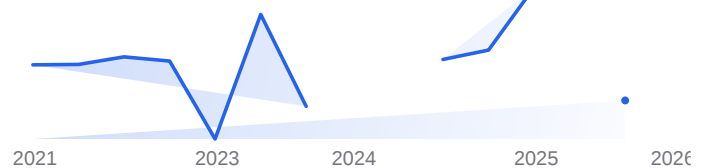


Growth (year over year)

Price +48.7% · Sales +84.0%

Price per square foot

\$58/ft²

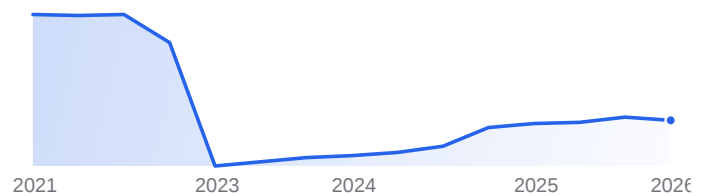
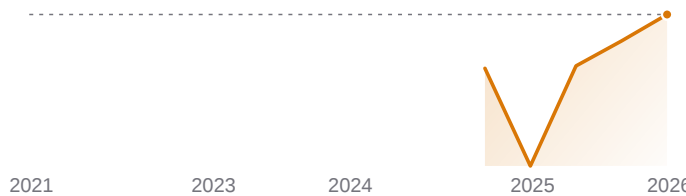


Sale premium vs estimated value

+0.0%

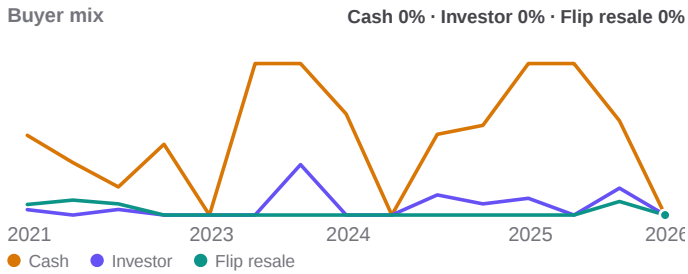
Annual turnover (share of homes sold)

2.0%

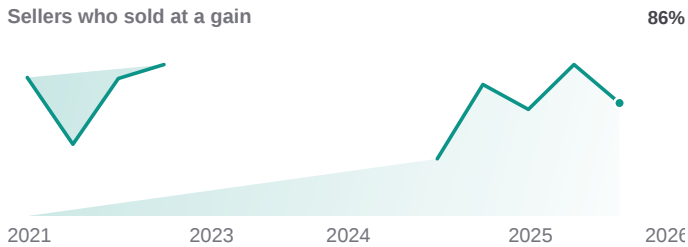


BUYERS & OUTCOMES

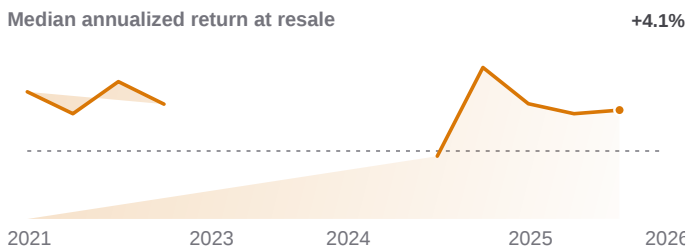
Buyer mix



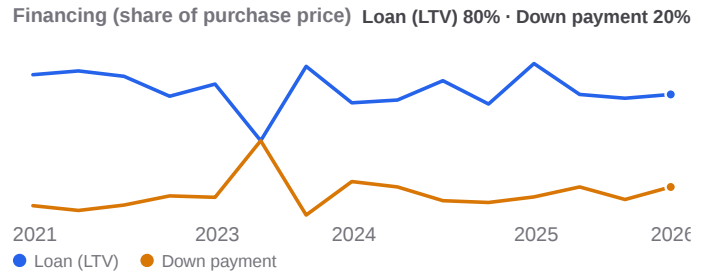
Sellers who sold at a gain



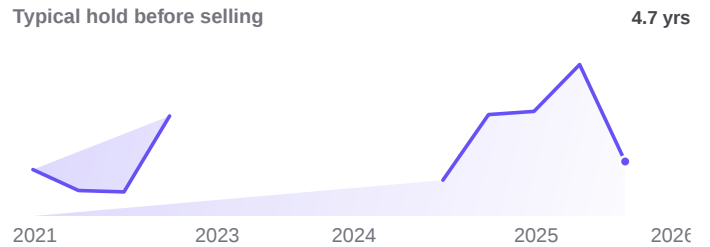
Median annualized return at resale



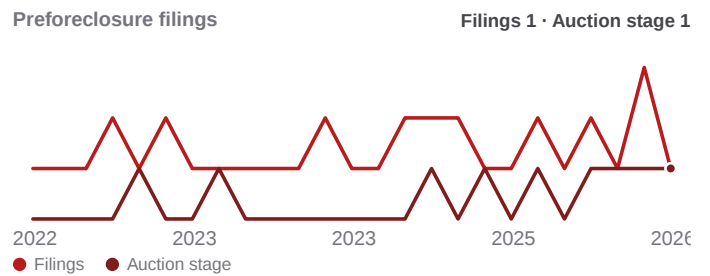
Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



Typical hold before selling



Preforeclosure filings



HOUSING STOCK

Homes	2,318
Median value (AVM)	\$151K
Median size	1,302 ft²
Median bedrooms	3
Median year built	1958
Single family	94%
Condos	4.7%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	51%
Underwater (LTV 125% or more)	3.1%
Owner occupied	73%
Company owned	13%
Median loan-to-value	50%

Typical ownership tenure

16.2 yrs

COMMUNITY

Population	5,272
Density	80 / mi ²
Median household income	\$65K
Average household income	\$92K
Crime index (US avg 100)	120
Air pollution index (US avg 100)	80
Earthquake index (US avg 100)	31
Homes occupied	90%
Bachelor's or higher	12%
Poverty rate	9.6%
Unemployment	1.3%
Average temp	49°F
Annual precip	36 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.