

Morrison 61270

ZIP code · IL · Illinois · Whiteside County · Morrison

BALANCED MARKET

\$151K

MEDIAN SALE PRICE

-1.1%

1-YR CHANGE

62

SALES (12 MO)

\$137K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 54 / 100

Buyer's market

Balanced

Seller's market

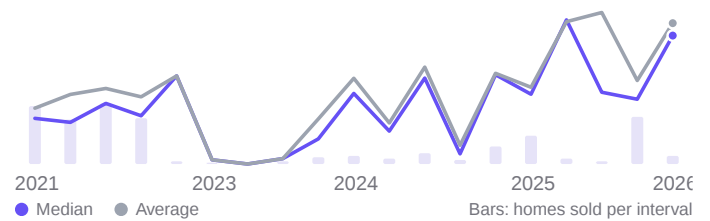
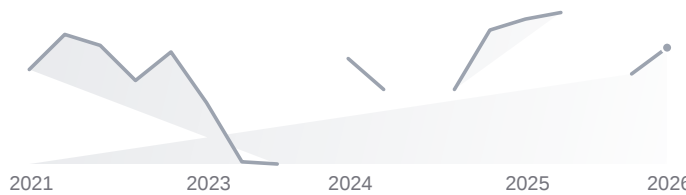
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

54 / 100

Sale prices

Median \$210K · Average \$228K

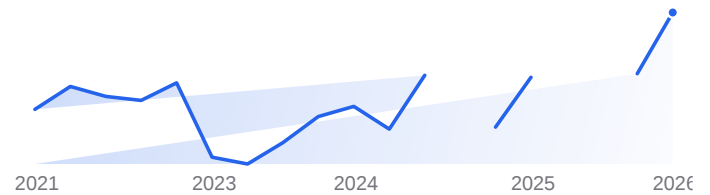
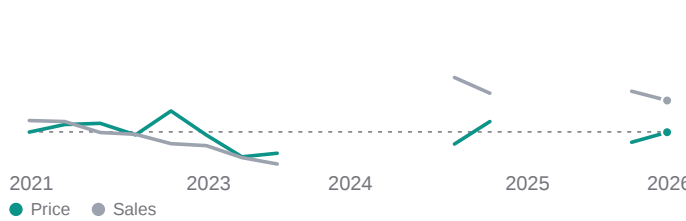


Growth (year over year)

Price -1.1% · Sales +93.8%

Price per square foot

\$170/ft²

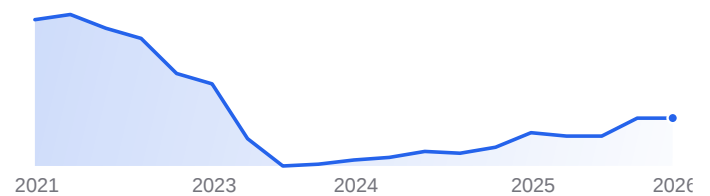
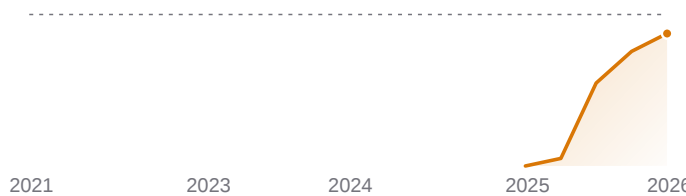


Sale premium vs estimated value

-0.1%

Annual turnover (share of homes sold)

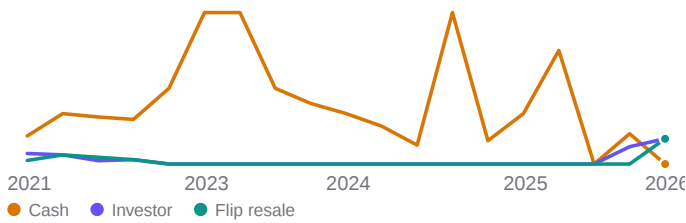
2.3%



BUYERS & OUTCOMES

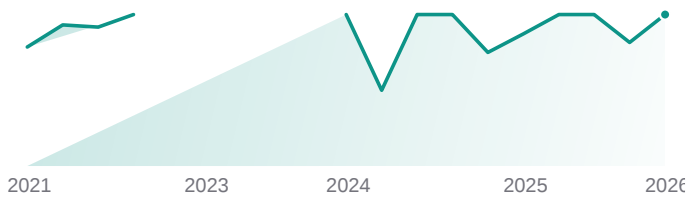
Buyer mix

Cash 0% · Investor 17% · Flip resale 17%



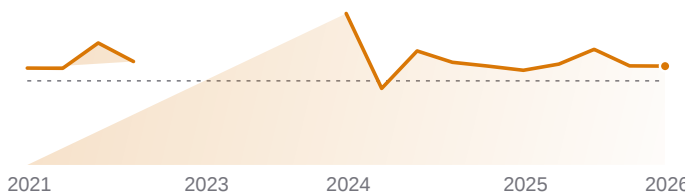
Sellers who sold at a gain

100%

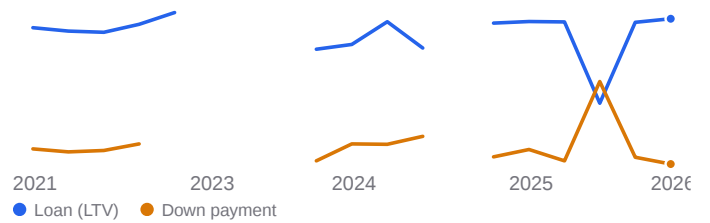


Median annualized return at resale

+4.7%

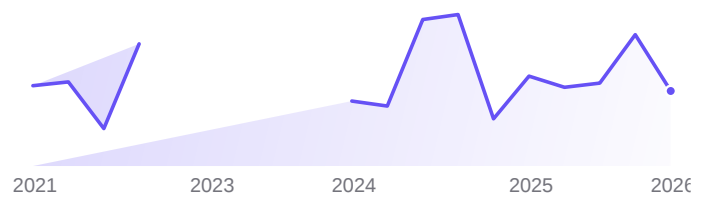


Financing (share of purchase price) Loan (LTV) 97% · Down payment 3.0%



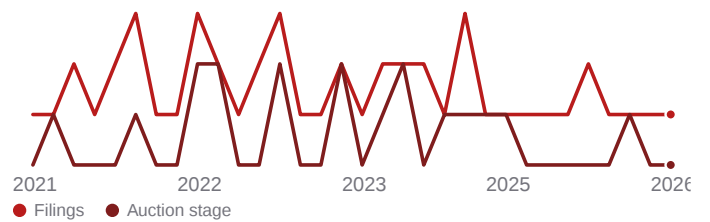
Typical hold before selling

4.7 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	2,648
Median value (AVM)	\$137K
Median size	1,463 ft²
Median bedrooms	3
Median year built	1955
Single family	95%
Condos	4.4%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	48%
Underwater (LTV 125% or more)	4.0%
Owner occupied	76%
Company owned	7.9%
Median loan-to-value	54%

Typical ownership tenure

14.7 yrs

COMMUNITY

Population	7,493
Density	53 / mi ²
Median household income	\$80K
Average household income	\$94K
Crime index (US avg 100)	105
Air pollution index (US avg 100)	81
Earthquake index (US avg 100)	32
Homes occupied	90%
Bachelor's or higher	16%
Poverty rate	5.7%
Unemployment	1.4%
Average temp	49°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.