

# La Salle 61301

ZIP code · IL · Illinois · LaSalle County

BALANCED MARKET

**\$130K**

MEDIAN SALE PRICE

**+7.6%**

1-YR CHANGE

**151**

SALES (12 MO)

**\$128K**

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 59 / 100



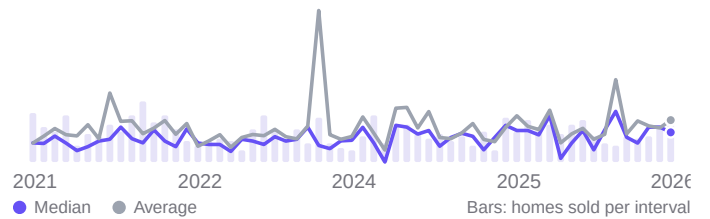
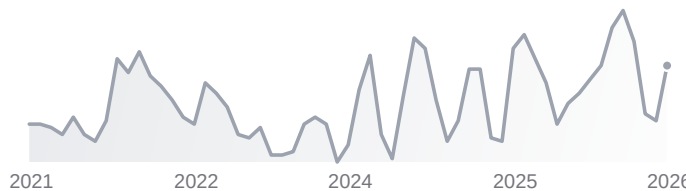
## MARKET TRENDS (5 YEARS)

Market temperature (0–100)

59 / 100

Sale prices

Median \$120K · Average \$155K

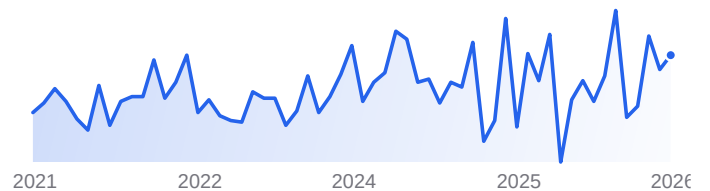
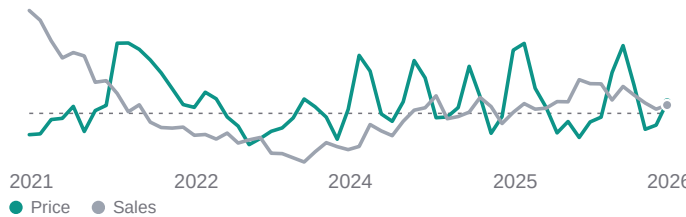


Growth (year over year)

Price +7.6% · Sales +5.6%

Price per square foot

\$108/ft²

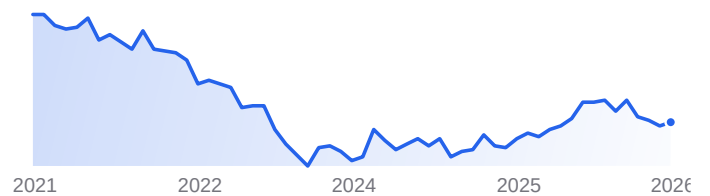
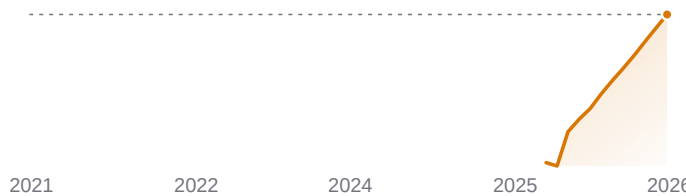


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

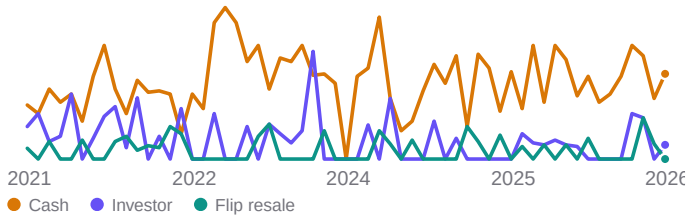
4.0%



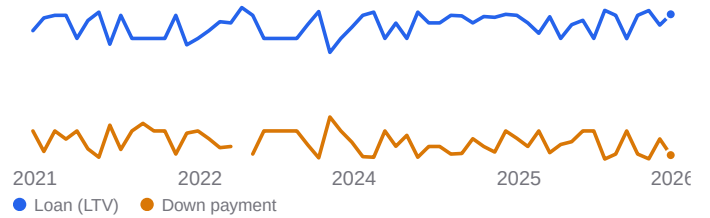
## BUYERS & OUTCOMES

### Buyer mix

Cash 38% · Investor 6.3% · Flip resale 0%

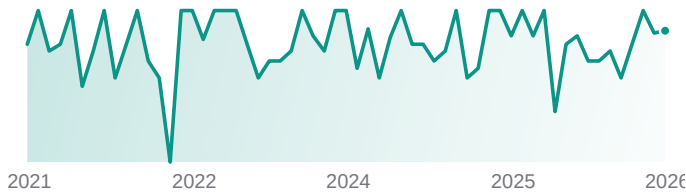


### Financing (share of purchase price) Loan (LTV) 96% · Down payment 4.4%



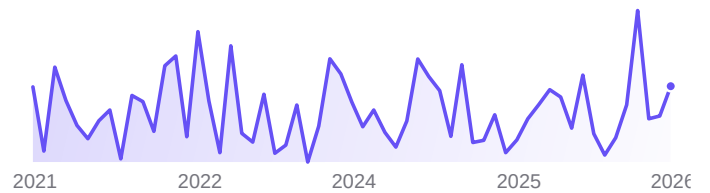
### Sellers who sold at a gain

90%



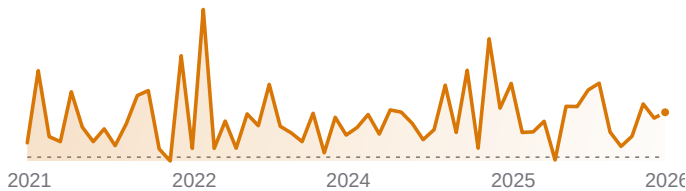
### Typical hold before selling

9.3 yrs



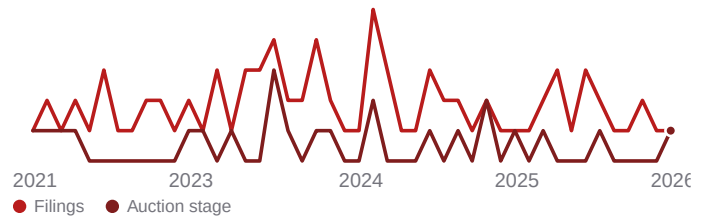
### Median annualized return at resale

+5.8%



### Preforeclosure filings

Filings 1 · Auction stage 1



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 3,755     |
| Median value (AVM) | \$128K    |
| Median size        | 1,248 ft² |
| Median year built  | 1926      |
| Single family      | 100%      |

## EQUITY & OWNERSHIP

|                               |          |
|-------------------------------|----------|
| Equity rich (LTV 50% or less) | 58%      |
| Underwater (LTV 125% or more) | 2.9%     |
| Owner occupied                | 74%      |
| Company owned                 | 8.0%     |
| Median loan-to-value          | 41%      |
| Typical ownership tenure      | 15.3 yrs |

## COMMUNITY

|                                  |           |
|----------------------------------|-----------|
| Population                       | 9,664     |
| Density                          | 244 / mi² |
| Median household income          | \$61K     |
| Average household income         | \$73K     |
| Crime index (US avg 100)         | 118       |
| Air pollution index (US avg 100) | 86        |
| Earthquake index (US avg 100)    | 41        |
| Homes occupied                   | 92%       |
| Bachelor's or higher             | 10%       |
| Poverty rate                     | 14.6%     |
| Unemployment                     | 1.8%      |
| Average temp                     | 50°F      |
| Annual precip                    | 37 in     |
| Sunshine                         | 55%       |

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