

# Grand Ridge 61325

ZIP code · IL · Illinois › LaSalle County › Grand Ridge

BALANCED MARKET

**\$133K**

MEDIAN SALE PRICE

**-35.0%**

1-YR CHANGE

**13**

SALES (12 MO)

**\$173K**

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 53 / 100



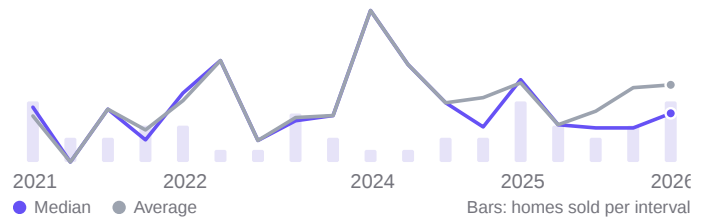
## MARKET TRENDS (5 YEARS)

Market temperature (0–100)

53 / 100

Sale prices

Median \$129K · Average \$186K

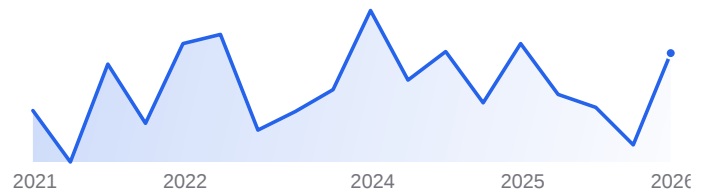


Growth (year over year)

Price -35.0% · Sales +44.4%

Price per square foot

\$116/ft²

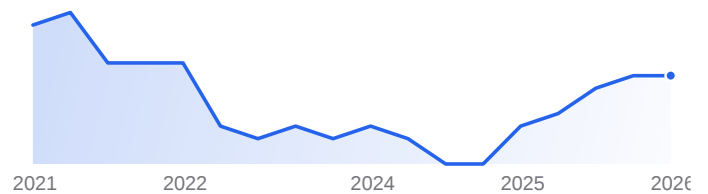


Sale premium vs estimated value

-1.5%

Annual turnover (share of homes sold)

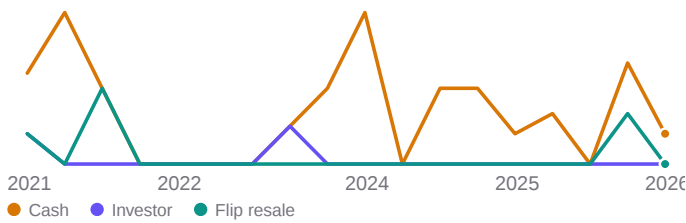
4.2%



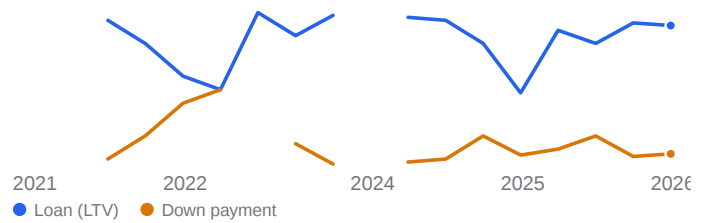
## BUYERS & OUTCOMES

### Buyer mix

Cash 20% · Investor 0% · Flip resale 0%

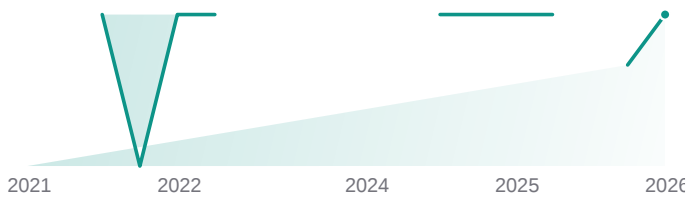


Financing (share of purchase price) Loan (LTV) 92% · Down payment 8.4%



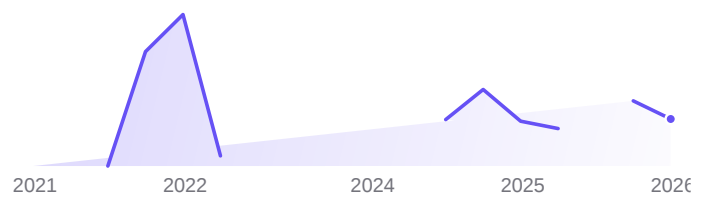
### Sellers who sold at a gain

100%



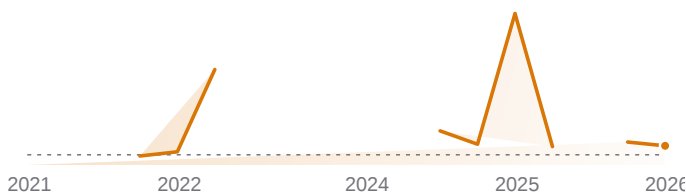
### Typical hold before selling

4.9 yrs



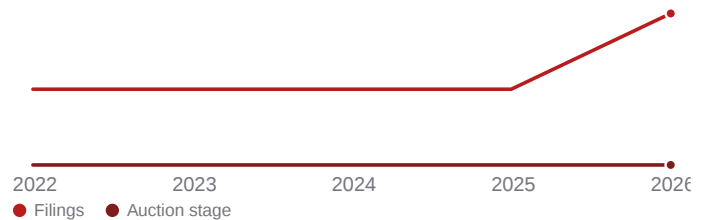
### Median annualized return at resale

+4.6%



### Preforeclosure filings

Filings 2 · Auction stage 0



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 307       |
| Median value (AVM) | \$173K    |
| Median size        | 1,524 ft² |
| Median year built  | 1948      |
| Single family      | 100%      |

## EQUITY & OWNERSHIP

|                               |          |
|-------------------------------|----------|
| Equity rich (LTV 50% or less) | 53%      |
| Underwater (LTV 125% or more) | 4.1%     |
| Owner occupied                | 79%      |
| Company owned                 | 3.3%     |
| Median loan-to-value          | 47%      |
| Typical ownership tenure      | 18.0 yrs |

## COMMUNITY

|                                  |          |
|----------------------------------|----------|
| Population                       | 1,340    |
| Density                          | 24 / mi² |
| Median household income          | \$83K    |
| Average household income         | \$100K   |
| Crime index (US avg 100)         | 75       |
| Air pollution index (US avg 100) | 83       |
| Earthquake index (US avg 100)    | 45       |
| Homes occupied                   | 94%      |
| Bachelor's or higher             | 15%      |
| Poverty rate                     | 8.3%     |
| Unemployment                     | 1.8%     |
| 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.