

Mendota 61342

ZIP code · IL · Illinois > LaSalle County > Mendota

BALANCED MARKET

\$143K

MEDIAN SALE PRICE

+8.5%

1-YR CHANGE

99

SALES (12 MO)

\$145K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 56 / 100



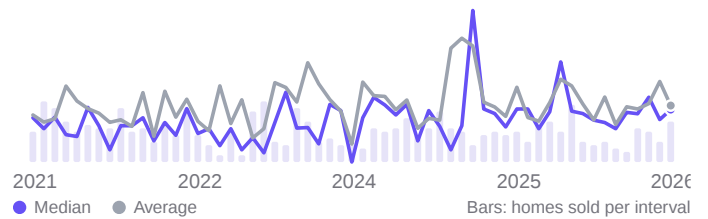
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

56 / 100

Sale prices

Median \$142K · Average \$148K

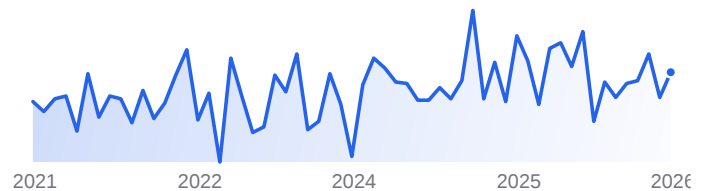
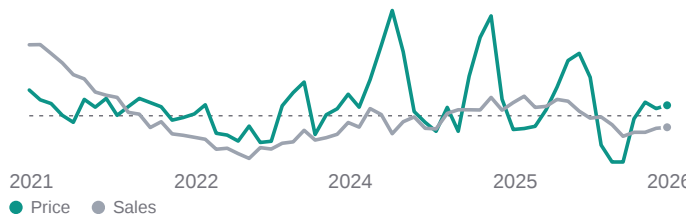


Growth (year over year)

Price +8.5% · Sales -9.2%

Price per square foot

\$99/ft²

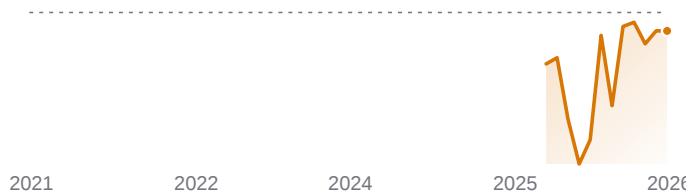


Sale premium vs estimated value

-0.4%

Annual turnover (share of homes sold)

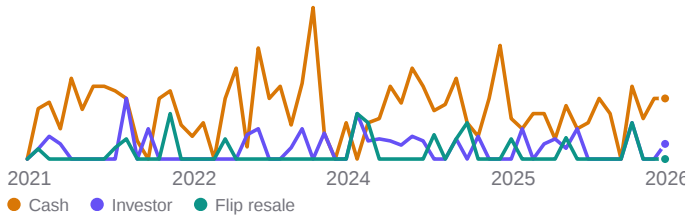
3.5%



BUYERS & OUTCOMES

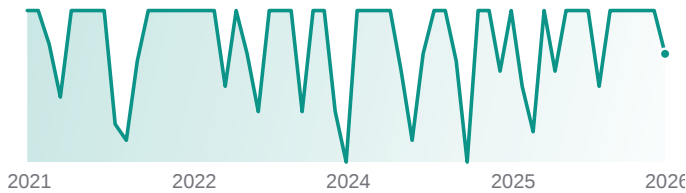
Buyer mix

Cash 33% · Investor 8.3% · Flip resale 0%



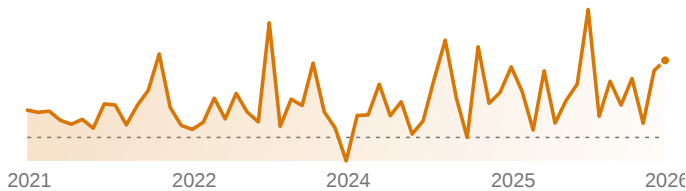
Sellers who sold at a gain

86%

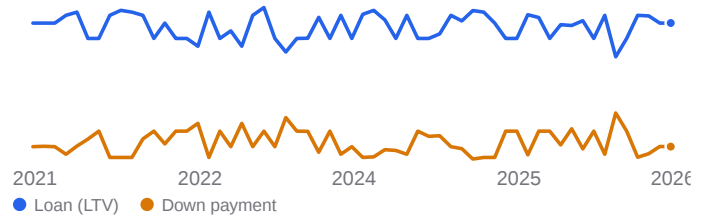


Median annualized return at resale

+10.5%

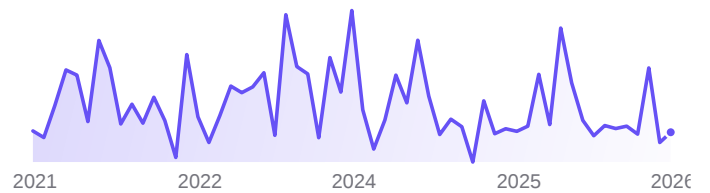


Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



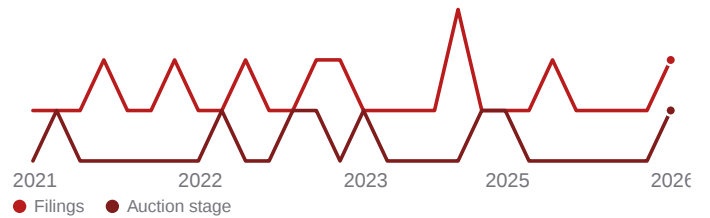
Typical hold before selling

4.0 yrs



Preforeclosure filings

Filings 2 · Auction stage 1



HOUSING STOCK

Homes	2,805
Median value (AVM)	\$145K
Median size	1,548 ft²
Median year built	1950
Single family	99%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	51%
Underwater (LTV 125% or more)	3.9%
Owner occupied	81%
Company owned	5.0%
Median loan-to-value	50%
Typical ownership tenure	16.2 yrs

COMMUNITY

Population	8,916
Density	83 / mi²
Median household income	\$64K
Average household income	\$84K
Crime index (US avg 100)	108
Air pollution index (US avg 100)	87
Earthquake index (US avg 100)	43
Homes occupied	92%
Bachelor's or higher	13%
Poverty rate	8.5%
Unemployment	1.8%
Average temp	49°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.