

Troy Grove 61372

ZIP code · IL · Illinois > LaSalle County > Troy Grove

\$40K

MEDIAN SALE PRICE

-38.5%

1-YR CHANGE

6

SALES (12 MO)

\$118K

MEDIAN VALUE (AVM)

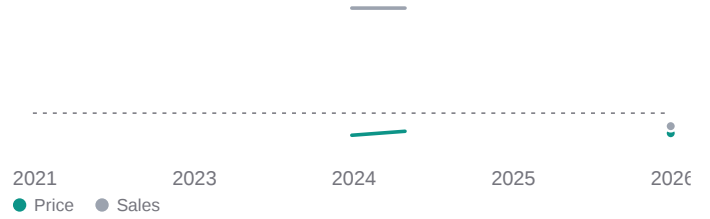
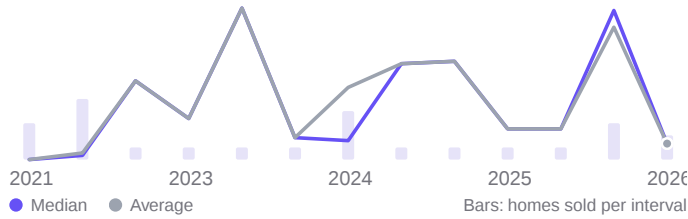
MARKET TRENDS (5 YEARS)

Sale prices

Median \$40K · Average \$40K

Growth (year over year)

Price -38.5% · Sales -25.0%



Price per square foot

\$37/ft²

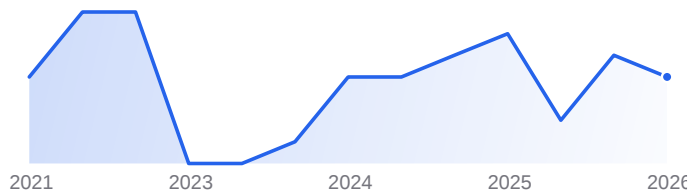
Sale premium vs estimated value

-0.6%



Annual turnover (share of homes sold)

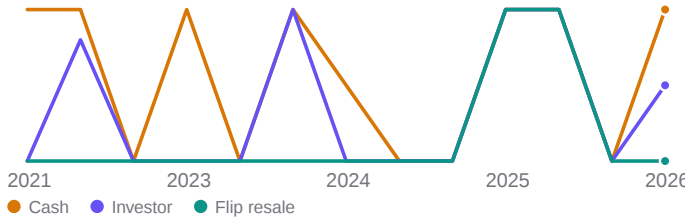
5.4%



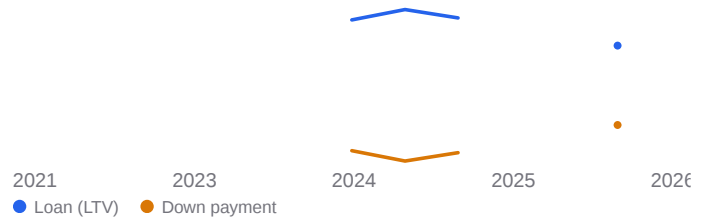
BUYERS & OUTCOMES

Buyer mix

Cash 100% · Investor 50% · Flip resale 0%

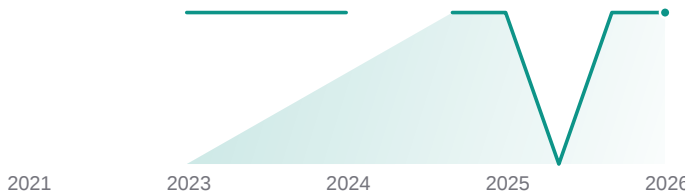


Financing (share of purchase price) Loan (LTV) 74% · Down payment 26%



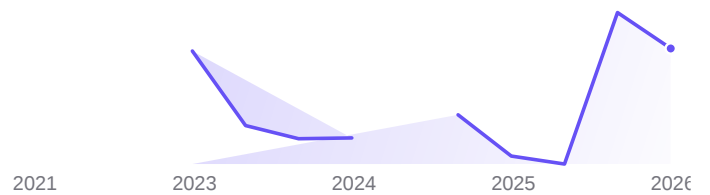
Sellers who sold at a gain

100%



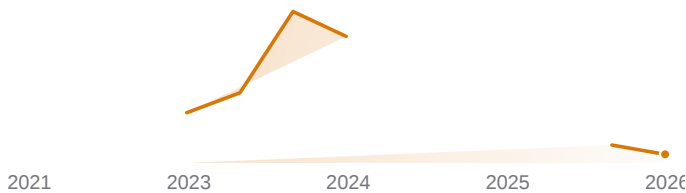
Typical hold before selling

9.5 yrs



Median annualized return at resale

+2.8%



HOUSING STOCK

Homes	111
Median value (AVM)	\$118K
Median size	1,478 ft²
Median year built	1958
Single family	100%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	58%
Underwater (LTV 125% or more)	8.1%
Owner occupied	47%
Company owned	2.7%
Median loan-to-value	40%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	2
Density	22 / mi²
Median household income	\$146K
Average household income	\$140K
Crime index (US avg 100)	180
Air pollution index (US avg 100)	86
Earthquake index (US avg 100)	41
Homes occupied	92%
Bachelor's or higher	17%
Poverty rate	14.3%
Unemployment	2.0%
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.