

# Utica 61373

ZIP code · IL · Illinois · LaSalle County

**SELLER'S MARKET**

**\$202K**

MEDIAN SALE PRICE

**27**

SALES (12 MO)

**\$247K**

MEDIAN VALUE (AVM)

Market temperature

**Seller's market · 77 / 100**

Buyer's market

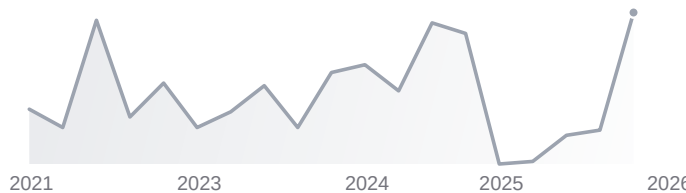
Balanced

Seller's market

## MARKET TRENDS (5 YEARS)

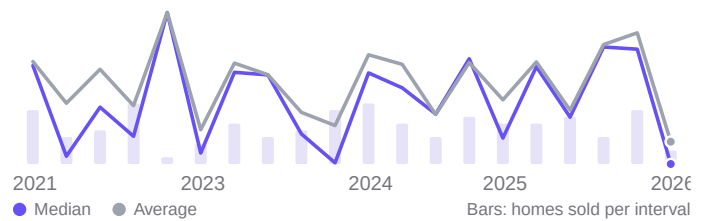
Market temperature (0–100)

77 / 100



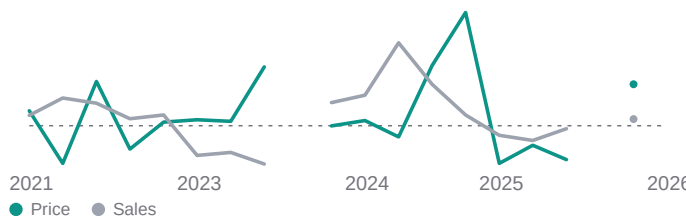
Sale prices

Median \$79K · Average \$115K



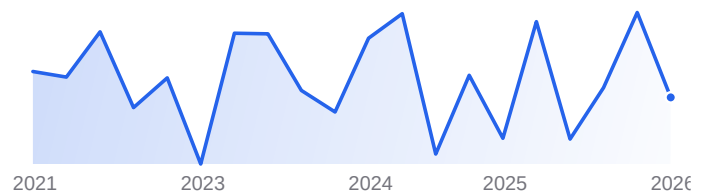
Growth (year over year)

Price +50.0% · Sales +8.0%



Price per square foot

\$98/ft²



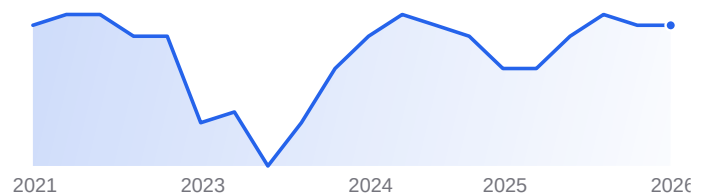
Sale premium vs estimated value

-5.6%



Annual turnover (share of homes sold)

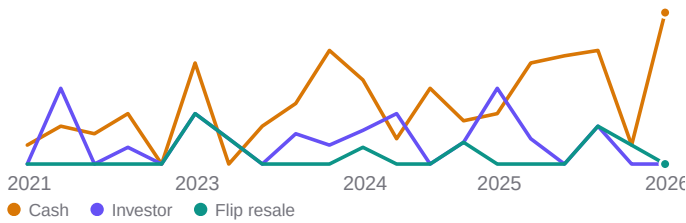
3.6%



## BUYERS & OUTCOMES

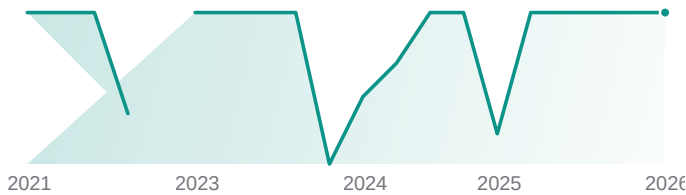
### Buyer mix

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



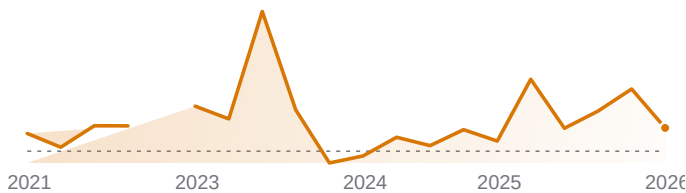
### Sellers who sold at a gain

100%

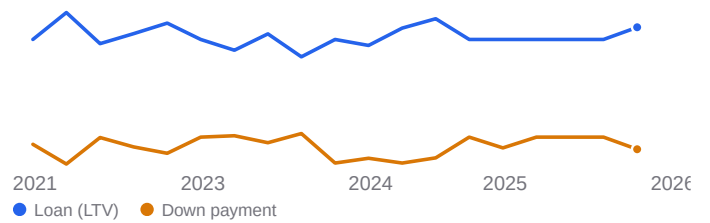


### Median annualized return at resale

+3.2%

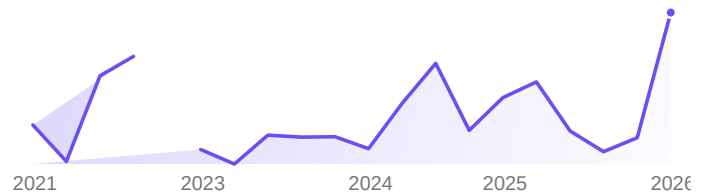


### Financing (share of purchase price) Loan (LTV) 88% · Down payment 13%



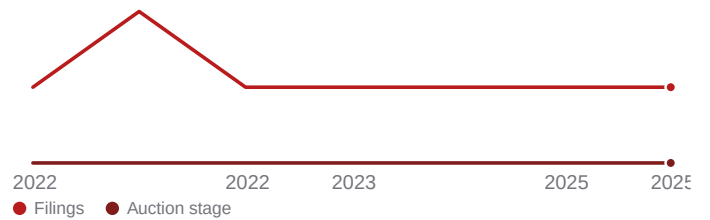
### Typical hold before selling

21.4 yrs



### Preforeclosure filings

Filings 1 · Auction stage 0



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 744       |
| Median value (AVM) | \$247K    |
| Median size        | 1,672 ft² |
| Median year built  | 1979      |
| Single family      | 100%      |

## EQUITY & OWNERSHIP

|                               |          |
|-------------------------------|----------|
| Equity rich (LTV 50% or less) | 61%      |
| Underwater (LTV 125% or more) | 3.0%     |
| Owner occupied                | 77%      |
| Company owned                 | 5.5%     |
| Median loan-to-value          | 40%      |
| Typical ownership tenure      | 19.0 yrs |

## COMMUNITY

|                                  |          |
|----------------------------------|----------|
| Population                       | 1,808    |
| Density                          | 36 / mi² |
| Median household income          | \$103K   |
| Average household income         | \$119K   |
| Crime index (US avg 100)         | 76       |
| Air pollution index (US avg 100) | 87       |
| Earthquake index (US avg 100)    | 41       |
| Homes occupied                   | 91%      |
| Bachelor's or higher             | 13%      |
| Poverty rate                     | 6.8%     |
| Unemployment                     | 1.9%     |
| Average temp                     | 50°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.