

Rochester 62563

ZIP code · IL · Illinois · Sangamon County · Rochester

SELLER'S MARKET

\$293K

MEDIAN SALE PRICE

+0.7%

1-YR CHANGE

84

SALES (12 MO)

\$298K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 65 / 100

Buyer's market

Balanced

Seller's market

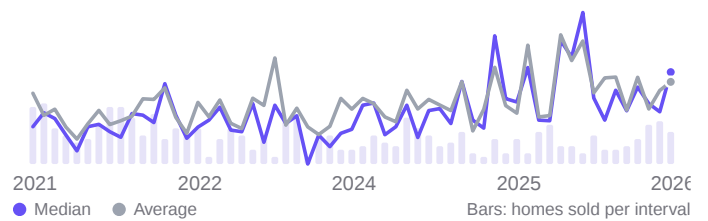
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

65 / 100

Sale prices

Median \$365K · Average \$336K

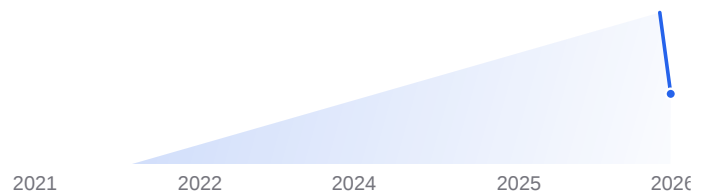
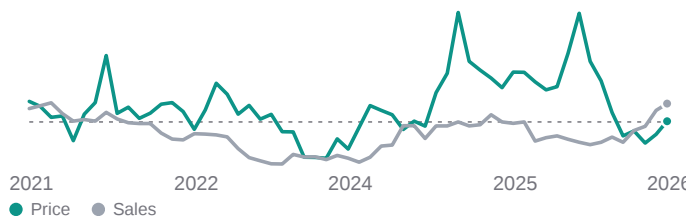


Growth (year over year)

Price +0.7% · Sales +16.7%

Price per square foot

\$225/ft²

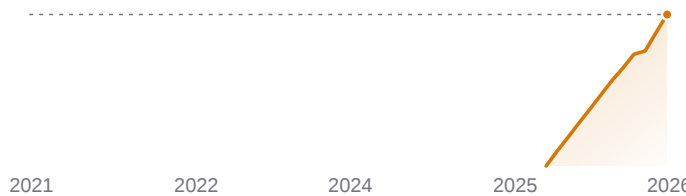


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

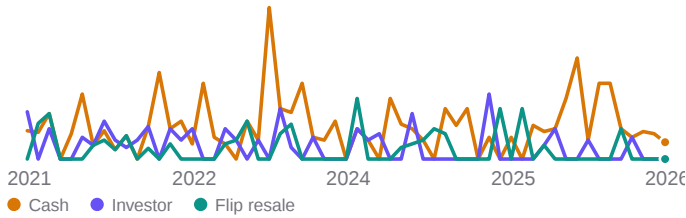
3.8%



BUYERS & OUTCOMES

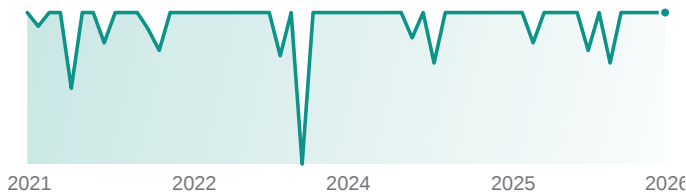
Buyer mix

Cash 11% · Investor 0% · Flip resale 0%



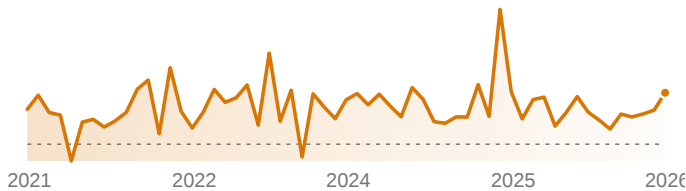
Sellers who sold at a gain

100%

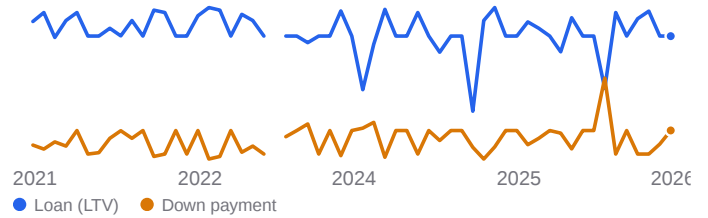


Median annualized return at resale

+7.1%

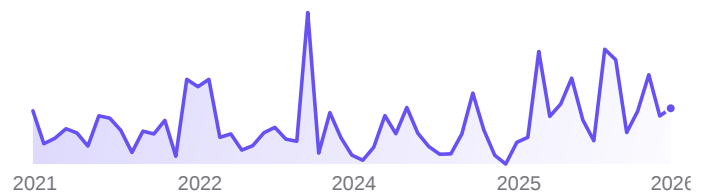


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



Typical hold before selling

6.8 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,183
Median value (AVM)	\$298K
Median size	1,712 ft²
Median bedrooms	3
Median year built	1978
Single family	99%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	47%
Underwater (LTV 125% or more)	3.0%
Owner occupied	91%
Company owned	8.1%
Median loan-to-value	52%
Typical ownership tenure	13.8 yrs

COMMUNITY

Population	6,424
Density	113 / mi²
Median household income	\$111K
Average household income	\$131K
Crime index (US avg 100)	95
Air pollution index (US avg 100)	86
Earthquake index (US avg 100)	54
Homes occupied	96%
Bachelor's or higher	30%
Poverty rate	3.1%
Unemployment	1.2%
Average temp	53°F
Annual precip	38 in
Sunshine	59%

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.