

Kane County, IL

County · IL · Illinois

BALANCED MARKET

\$392K

MEDIAN SALE PRICE

+3.5%

1-YR CHANGE

6,639

SALES (12 MO)

\$380K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 56 / 100



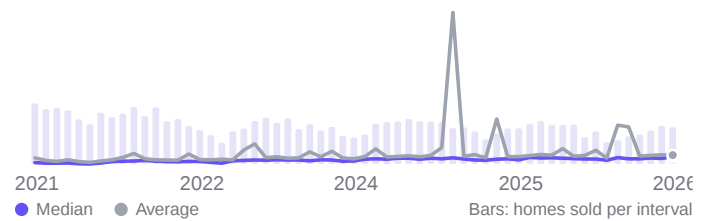
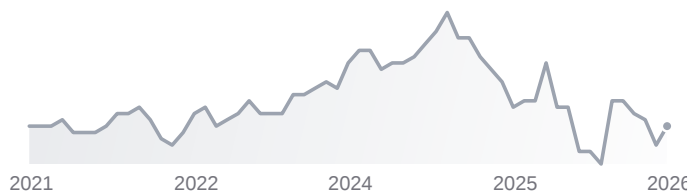
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

56 / 100

Sale prices

Median \$411K · Average \$446K

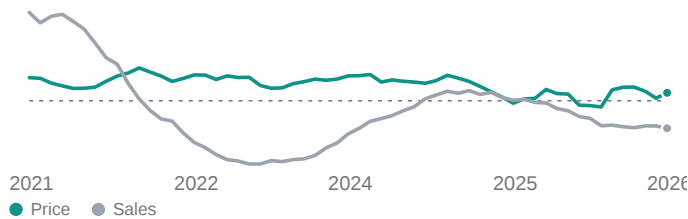


Growth (year over year)

Price +3.5% · Sales -12.1%

Price per square foot

\$226/ft²

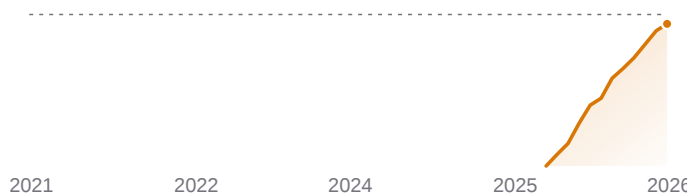


Sale premium vs estimated value

-0.3%

Annual turnover (share of homes sold)

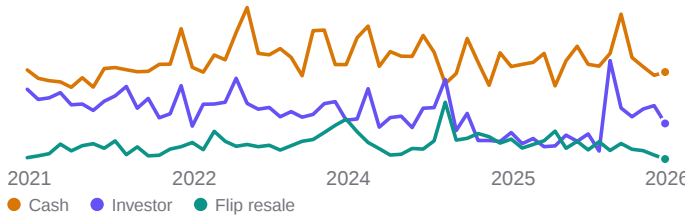
4.1%



BUYERS & OUTCOMES

Buyer mix

Cash 21% · Investor 10% · Flip resale 3.2%



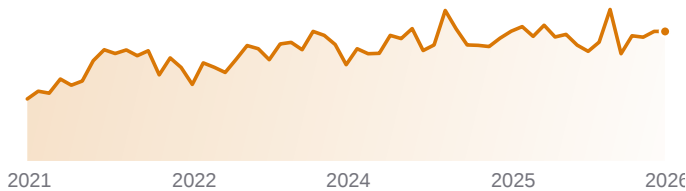
Sellers who sold at a gain

97%

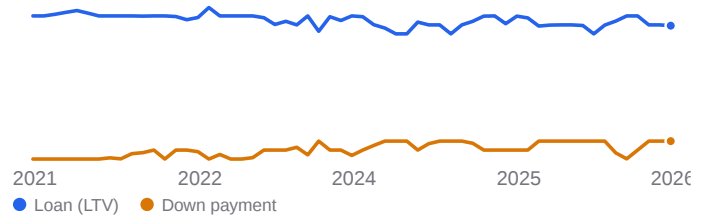


Median annualized return at resale

+6.0%

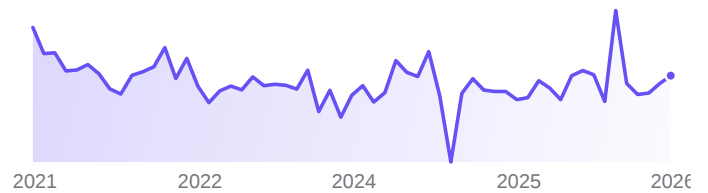


Financing (share of purchase price) Loan (LTV) 85% · Down payment 20%



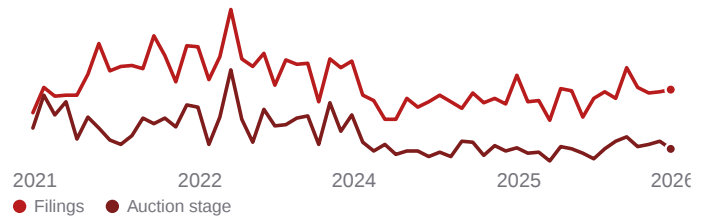
Typical hold before selling

8.2 yrs



Preforeclosure filings

Filings 72 · Auction stage 18



HOUSING STOCK

Homes	163,429
Median value (AVM)	\$380K
Median size	1,730 ft²
Median bedrooms	3
Median year built	1986
Single family	100%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	46%
Underwater (LTV 125% or more)	1.5%
Owner occupied	82%
Company owned	20%
Median loan-to-value	53%
Typical ownership tenure	12.1 yrs

COMMUNITY

Population	522,476
Density	1,006 / mi²
Median household income	\$92K
Average household income	\$127K
Crime index (US avg 100)	90
Air pollution index (US avg 100)	104
Earthquake index (US avg 100)	53
Homes occupied	95%
Bachelor's or higher	25%
Poverty rate	7.6%
Unemployment	1.7%
Average temp	48°F
Annual precip	37 in
Sunshine	54%

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.