

Kendall County, IL

County · IL · Illinois

BALANCED MARKET

\$388K

MEDIAN SALE PRICE

-2.1%

1-YR CHANGE

1,994

SALES (12 MO)

\$394K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 40 / 100



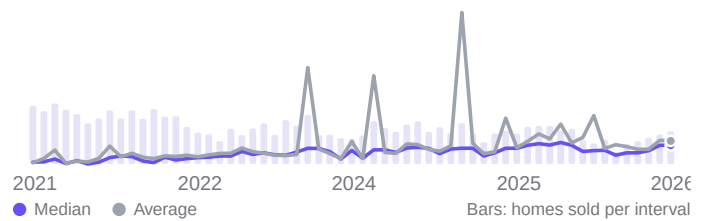
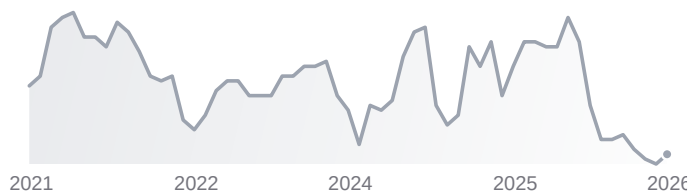
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

40 / 100

Sale prices

Median \$400K · Average \$428K

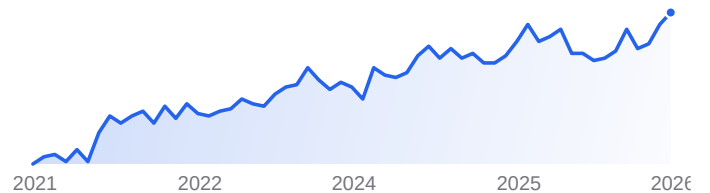
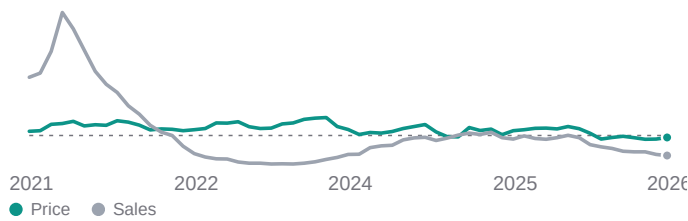


Growth (year over year)

Price -2.1% · Sales -21.4%

Price per square foot

\$207/ft²

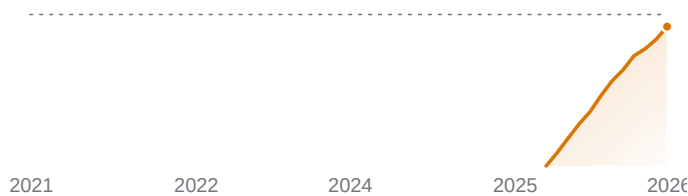


Sale premium vs estimated value

-0.3%

Annual turnover (share of homes sold)

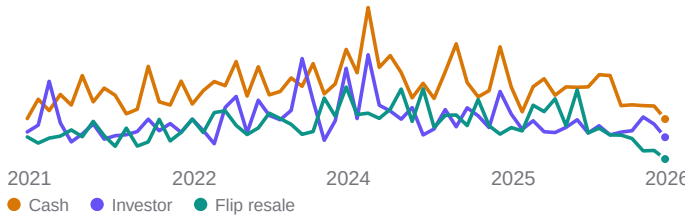
4.3%



BUYERS & OUTCOMES

Buyer mix

Cash 12% · Investor 7.4% · Flip resale 1.5%



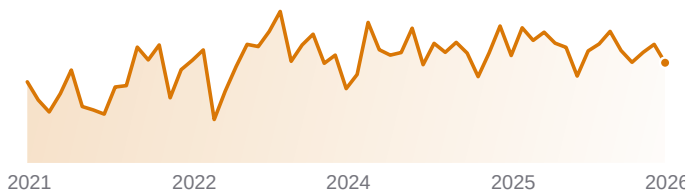
Sellers who sold at a gain

98%

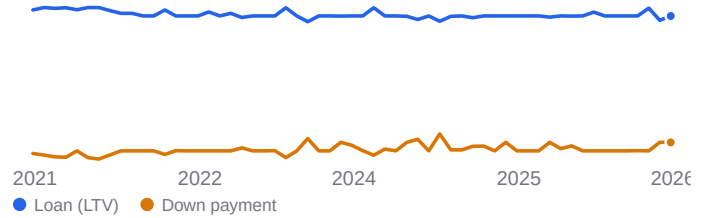


Median annualized return at resale

+4.8%

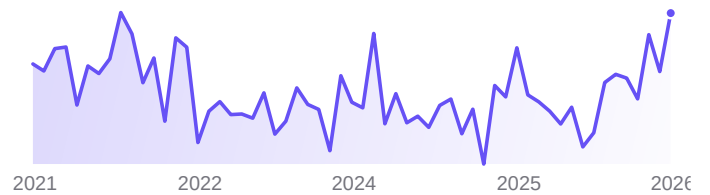


Financing (share of purchase price) Loan (LTV) 90% · Down payment 15%



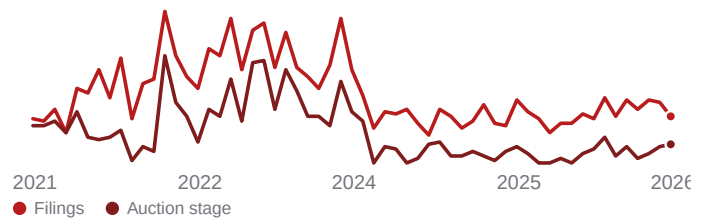
Typical hold before selling

9.8 yrs



Preforeclosure filings

Filings 22 · Auction stage 10



HOUSING STOCK

Homes	45,922
Median value (AVM)	\$394K
Median size	1,960 ft²
Median bedrooms	3
Median year built	2003
Single family	93%
Condos	5.7%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	41%
Underwater (LTV 125% or more)	1.3%
Owner occupied	84%
Company owned	13%
Median loan-to-value	56%

Typical ownership tenure

9.0 yrs

COMMUNITY

Population	144,291
Density	451 / mi²
Median household income	\$105K
Average household income	\$123K
Crime index (US avg 100)	86
Air pollution index (US avg 100)	84
Earthquake index (US avg 100)	52
Homes occupied	97%
Bachelor's or higher	22%
Poverty rate	5.4%
Unemployment	1.6%
Average temp	49°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.