

Crystal Lake 60012

ZIP code · IL · Illinois › McHenry County › Crystal Lake

BALANCED MARKET

\$502K

MEDIAN SALE PRICE

+1.8%

1-YR CHANGE

161

SALES (12 MO)

\$486K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 56 / 100



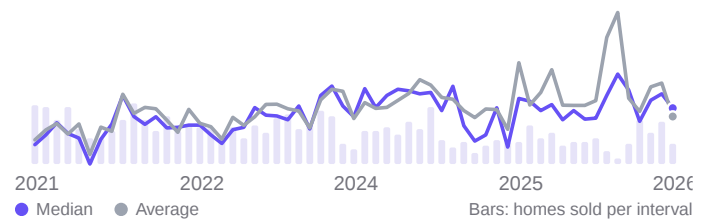
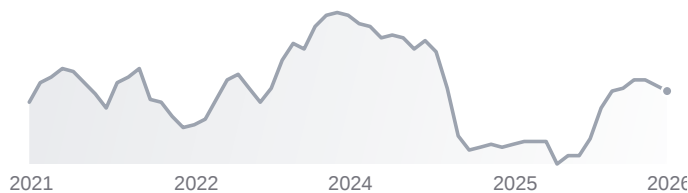
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

56 / 100

Sale prices

Median \$478K · Average \$451K

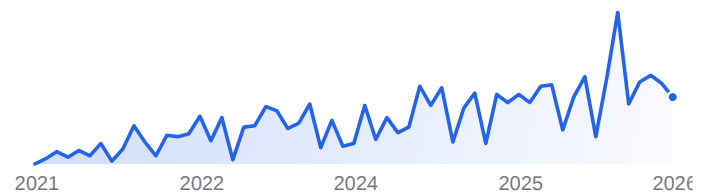
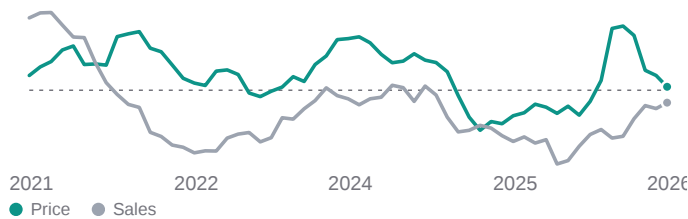


Growth (year over year)

Price +1.8% · Sales -6.4%

Price per square foot

\$197/ft²

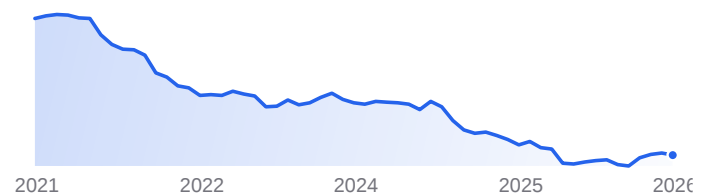
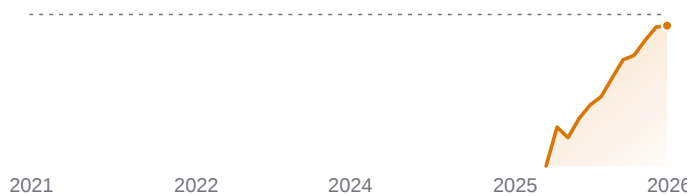


Sale premium vs estimated value

-0.3%

Annual turnover (share of homes sold)

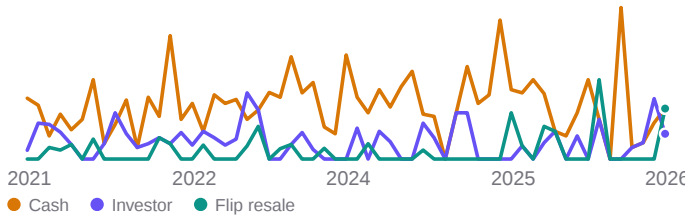
3.9%



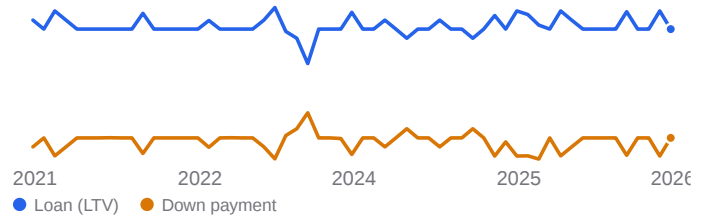
BUYERS & OUTCOMES

Buyer mix

Cash 18% · Investor 9.1% · Flip resale 18%

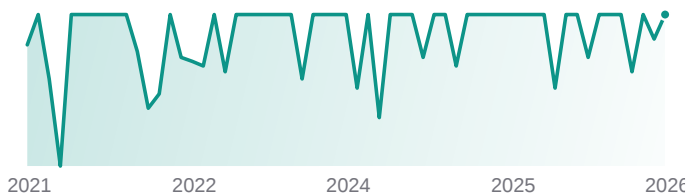


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



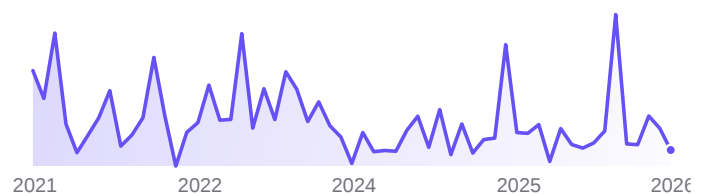
Sellers who sold at a gain

100%



Typical hold before selling

3.7 yrs



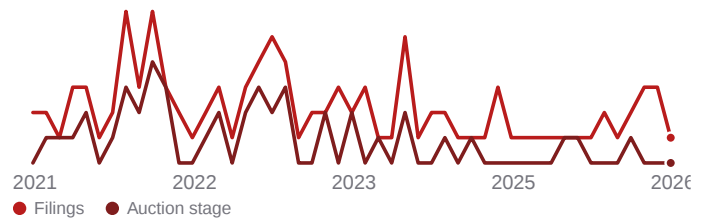
Median annualized return at resale

+2.5%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	4,145
Median value (AVM)	\$486K
Median size	2,484 ft²
Median bedrooms	4
Median year built	1989
Single family	94%
Condos	4.3%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	42%
Underwater (LTV 125% or more)	2.1%
Owner occupied	94%
Company owned	22%
Median loan-to-value	56%

Typical ownership tenure

9.0 yrs

COMMUNITY

Population	12,731
Density	735 / mi²
Median household income	\$130K
Average household income	\$161K
Crime index (US avg 100)	66
Air pollution index (US avg 100)	106
Earthquake index (US avg 100)	44
Homes occupied	97%
Bachelor's or higher	29%
Poverty rate	4.0%
Unemployment	1.5%
Average temp	48°F
Annual precip	36 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.