

Cary 60013

ZIP code · IL · Illinois · McHenry County · Cary

BALANCED MARKET

\$391K

MEDIAN SALE PRICE

+10.3%

1-YR CHANGE

328

SALES (12 MO)

\$384K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 56 / 100



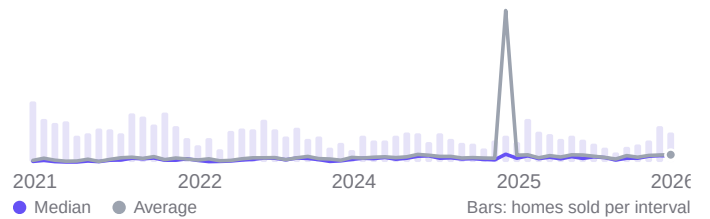
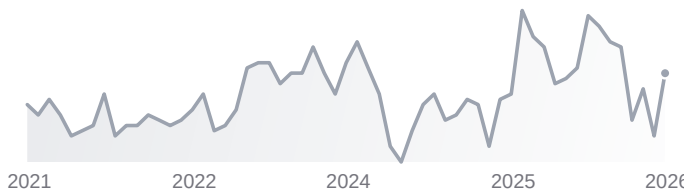
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

56 / 100

Sale prices

Median \$390K · Average \$420K

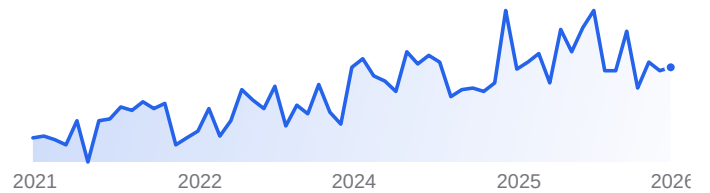
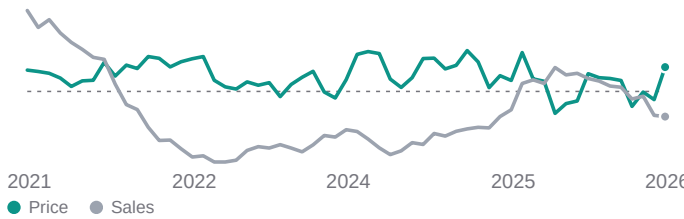


Growth (year over year)

Price +10.3% · Sales -10.6%

Price per square foot

\$197/ft²

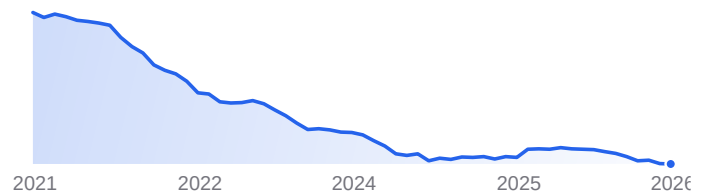
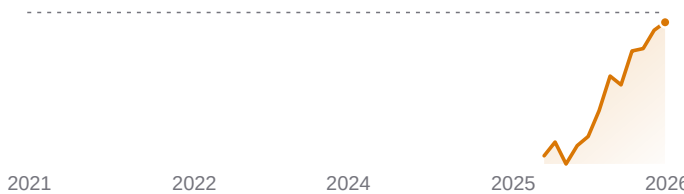


Sale premium vs estimated value

-0.2%

Annual turnover (share of homes sold)

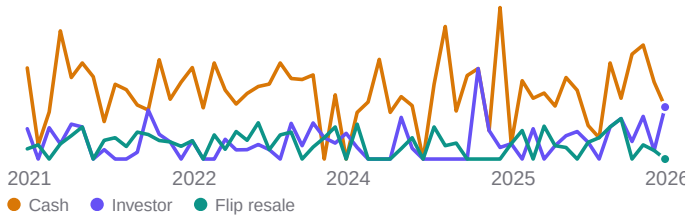
3.4%



BUYERS & OUTCOMES

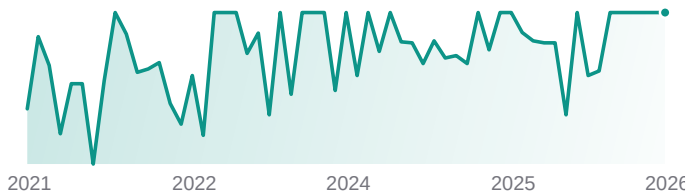
Buyer mix

Cash 14% · Investor 14% · Flip resale 0%



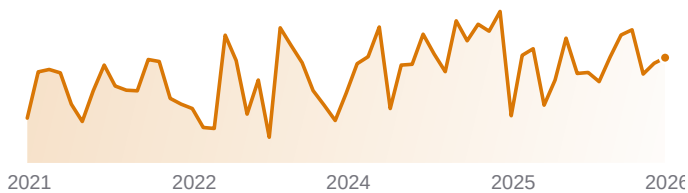
Sellers who sold at a gain

100%

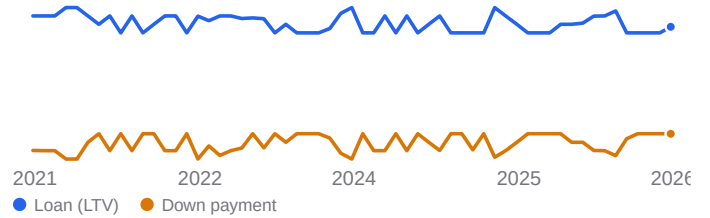


Median annualized return at resale

+5.8%

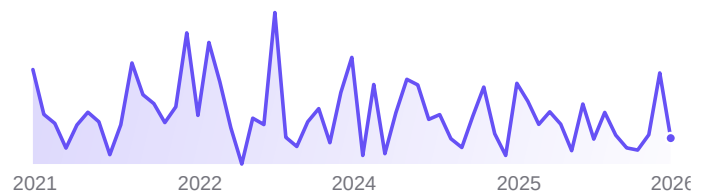


Financing (share of purchase price) Loan (LTV) 84% · Down payment 20%



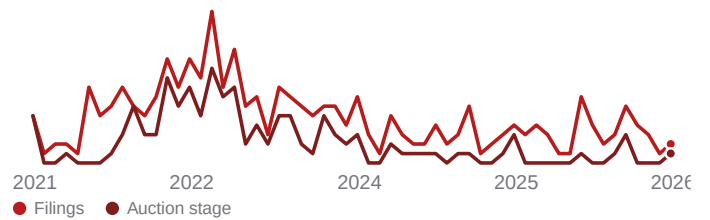
Typical hold before selling

6.0 yrs



Preforeclosure filings

Filings 2 · Auction stage 1



HOUSING STOCK

Homes	9,584
Median value (AVM)	\$384K
Median size	1,788 ft²
Median bedrooms	3
Median year built	1987
Single family	93%
Condos	6.1%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	46%
Underwater (LTV 125% or more)	1.5%
Owner occupied	92%
Company owned	18%
Median loan-to-value	53%

Typical ownership tenure

10.0 yrs

COMMUNITY

Population	25,325
Density	1,673 / mi²
Median household income	\$121K
Average household income	\$144K
Crime index (US avg 100)	65
Air pollution index (US avg 100)	110
Earthquake index (US avg 100)	48
Homes occupied	97%
Bachelor's or higher	30%
Poverty rate	4.0%
Unemployment	1.6%
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.