

Fox River Grove 60021

ZIP code · IL · Illinois > McHenry County > Fox River Grove

SELLER'S MARKET

\$370K

MEDIAN SALE PRICE

+20.1%

1-YR CHANGE

96

SALES (12 MO)

\$385K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 78 / 100

Buyer's market

Balanced

Seller's market

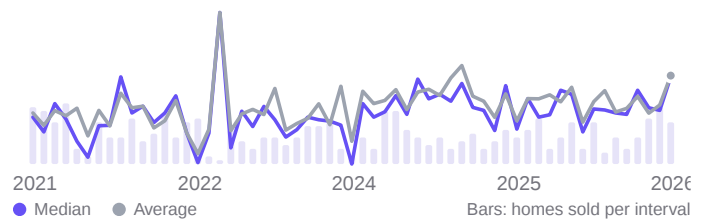
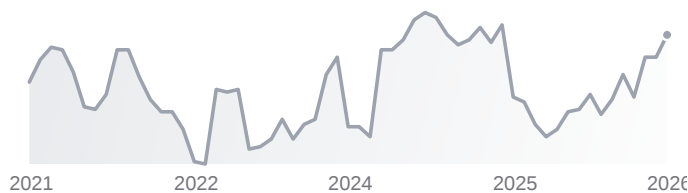
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

78 / 100

Sale prices

Median \$450K · Average \$455K

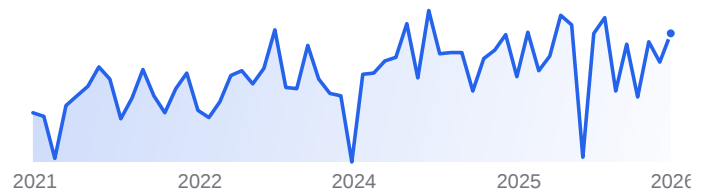
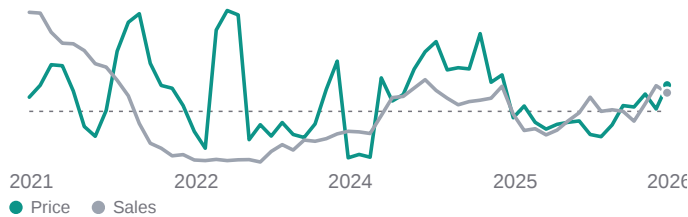


Growth (year over year)

Price +20.1% · Sales +14.3%

Price per square foot

\$223/ft²

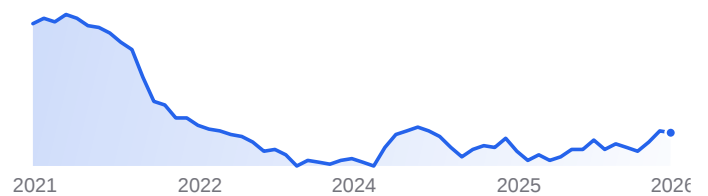
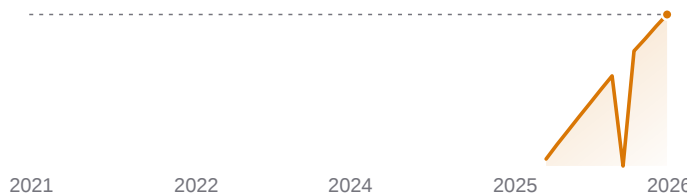


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

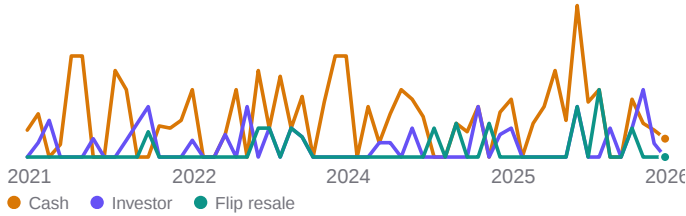
4.7%



BUYERS & OUTCOMES

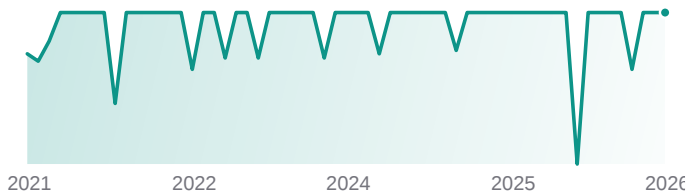
Buyer mix

Cash 9.1% · Investor 0% · Flip resale 0%



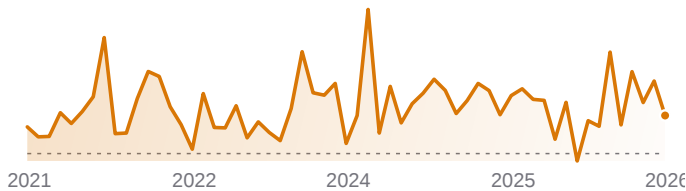
Sellers who sold at a gain

100%

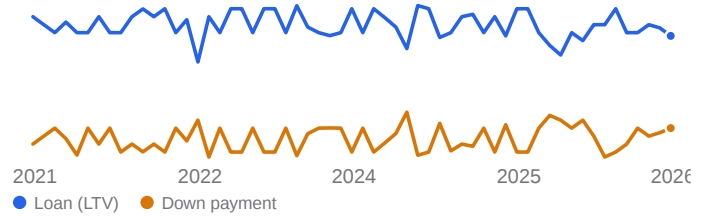


Median annualized return at resale

+3.7%

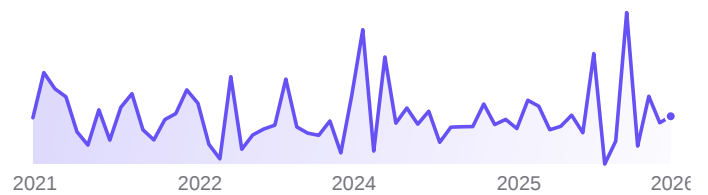


Financing (share of purchase price) Loan (LTV) 78% · Down payment 20%



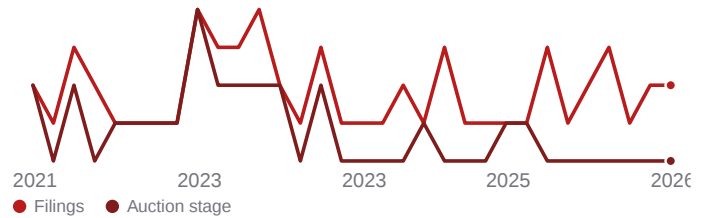
Typical hold before selling

8.3 yrs



Preforeclosure filings

Filings 2 · Auction stage 0



HOUSING STOCK

Homes	2,060
Median value (AVM)	\$385K
Median size	1,764 ft²
Median bedrooms	3
Median year built	1975
Single family	93%
Condos	6.0%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	49%
Underwater (LTV 125% or more)	1.4%
Owner occupied	87%
Company owned	19%
Median loan-to-value	51%

Typical ownership tenure

9.8 yrs

COMMUNITY

Population	4,143
Density	1,790 / mi²
Median household income	\$123K
Average household income	\$130K
Crime index (US avg 100)	103
Air pollution index (US avg 100)	112
Earthquake index (US avg 100)	47
Homes occupied	96%
Bachelor's or higher	35%
Poverty rate	1.6%
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.