

Harvard 60033

ZIP code · IL · Illinois > McHenry County > Harvard

BALANCED MARKET

\$296K

MEDIAN SALE PRICE

+14.5%

1-YR CHANGE

119

SALES (12 MO)

\$261K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 46 / 100



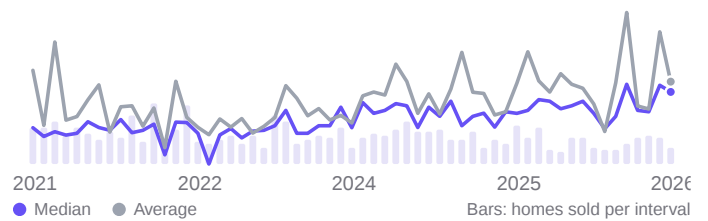
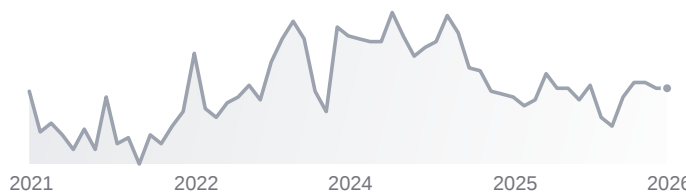
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

46 / 100

Sale prices

Median \$310K · Average \$344K

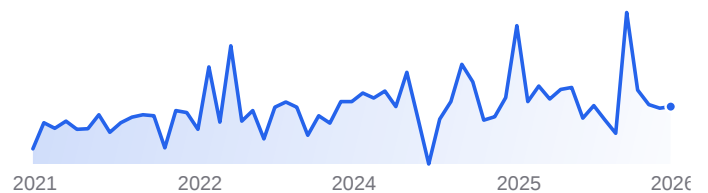
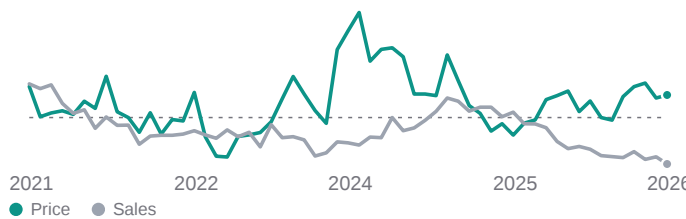


Growth (year over year)

Price +14.5% · Sales -29.6%

Price per square foot

\$157/ft²

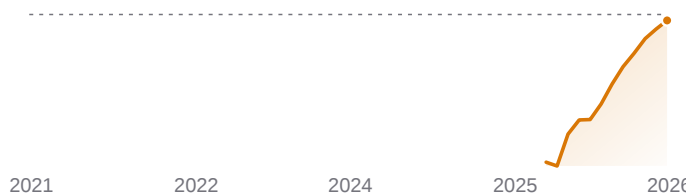


Sale premium vs estimated value

-0.2%

Annual turnover (share of homes sold)

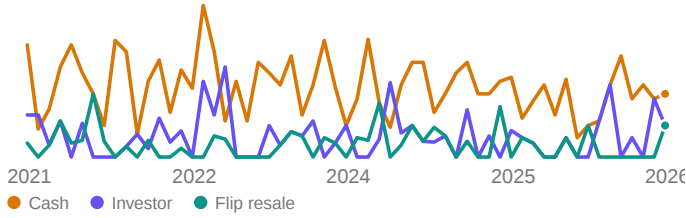
2.8%



BUYERS & OUTCOMES

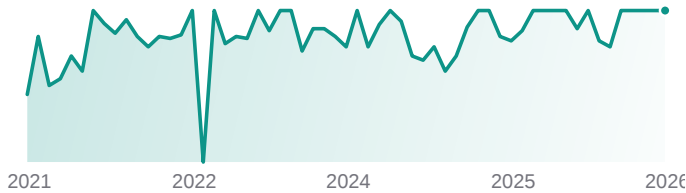
Buyer mix

Cash 25% · Investor 13% · Flip resale 13%



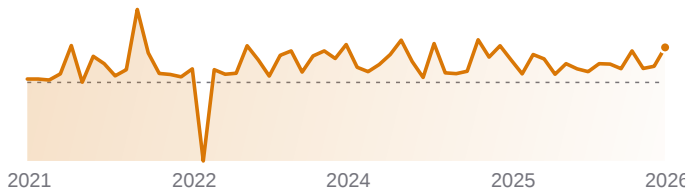
Sellers who sold at a gain

100%

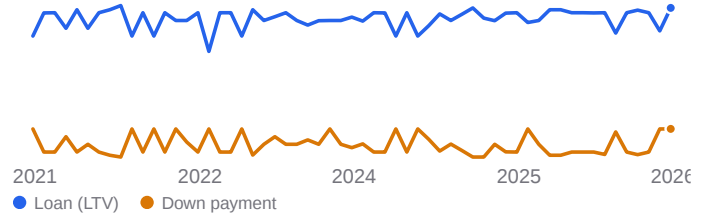


Median annualized return at resale

+9.3%

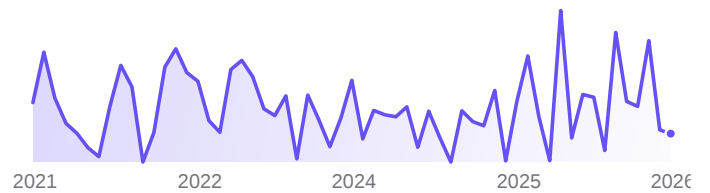


Financing (share of purchase price) Loan (LTV) 98% · Down payment 20%



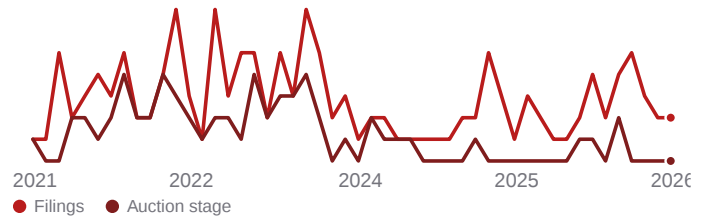
Typical hold before selling

5.8 yrs



Preforeclosure filings

Filings 2 · Auction stage 0



HOUSING STOCK

Homes	4,327
Median value (AVM)	\$261K
Median size	1,800 ft²
Median bedrooms	3
Median year built	1982
Single family	83%
Condos	2.2%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	53%
Underwater (LTV 125% or more)	2.2%
Owner occupied	82%
Company owned	21%
Median loan-to-value	48%

Typical ownership tenure

11.3 yrs

COMMUNITY

Population	14,725
Density	124 / mi²
Median household income	\$71K
Average household income	\$94K
Crime index (US avg 100)	125
Air pollution index (US avg 100)	104
Earthquake index (US avg 100)	38
Homes occupied	94%
Bachelor's or higher	13%
Poverty rate	12.2%
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.