

Island Lake 60042

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

SELLER'S MARKET

\$340K

MEDIAN SALE PRICE

+19.8%

1-YR CHANGE

142

SALES (12 MO)

\$300K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 74 / 100

Buyer's market

Balanced

Seller's market

MARKET TRENDS (5 YEARS)

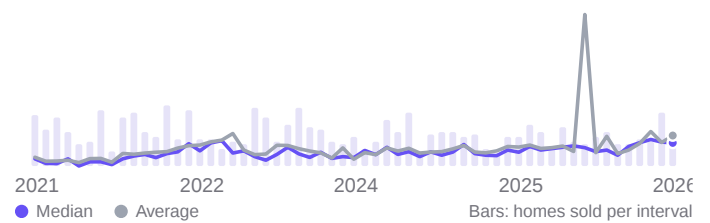
Market temperature (0–100)

74 / 100



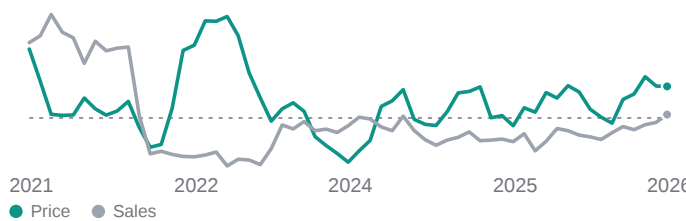
Sale prices

Median \$330K · Average \$381K



Growth (year over year)

Price +19.8% · Sales +2.2%



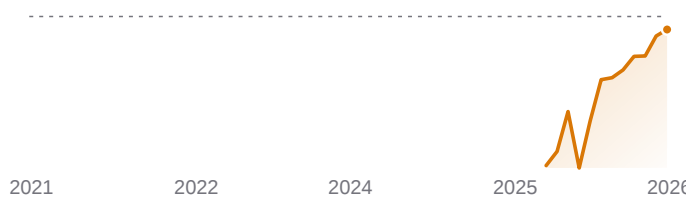
Price per square foot

\$223/ft²



Sale premium vs estimated value

-0.3%



Annual turnover (share of homes sold)

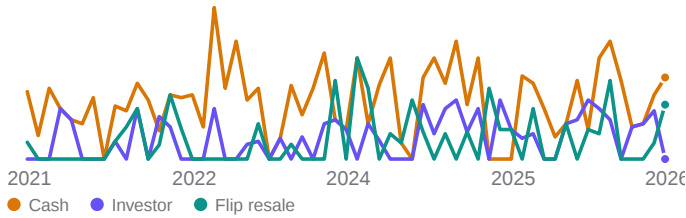
4.2%



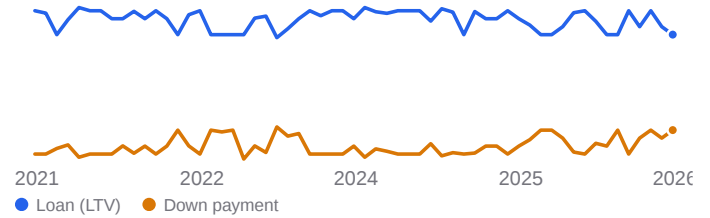
BUYERS & OUTCOMES

Buyer mix

Cash 23% · Investor 0% · Flip resale 15%

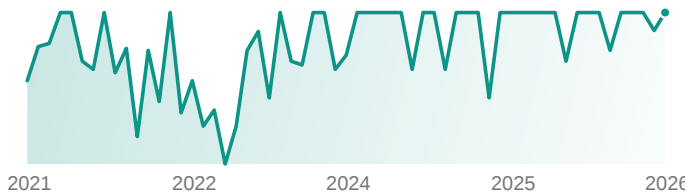


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



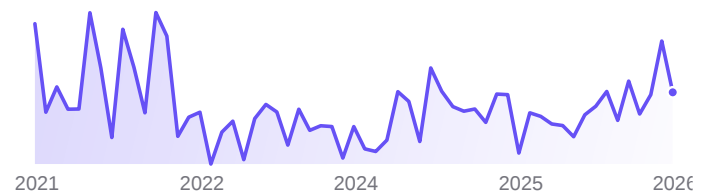
Sellers who sold at a gain

100%



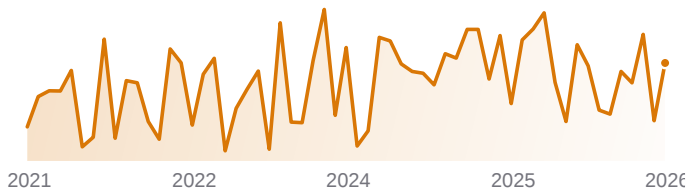
Typical hold before selling

7.9 yrs



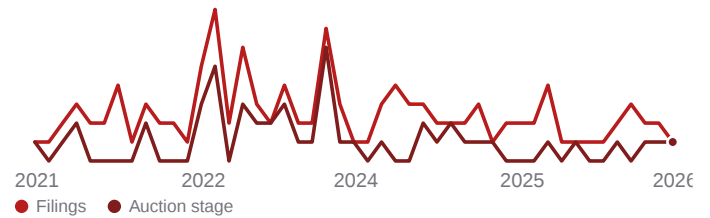
Median annualized return at resale

+6.5%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	3,349
Median value (AVM)	\$300K
Median size	1,318 ft²
Median bedrooms	3
Median year built	1989
Single family	79%
Condos	0.5%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	47%
Underwater (LTV 125% or more)	1.3%
Owner occupied	88%
Company owned	14%
Median loan-to-value	53%

Typical ownership tenure

10.6 yrs

COMMUNITY

Population	7,834
Density	1,553 / mi²
Median household income	\$90K
Average household income	\$103K
Crime index (US avg 100)	112
Air pollution index (US avg 100)	105
Earthquake index (US avg 100)	41
Homes occupied	96%
Bachelor's or higher	21%
Poverty rate	5.8%
Unemployment	1.7%
Average temp	47°F
Annual precip	35 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.