

Spring Grove 60081

ZIP code · IL · Illinois · McHenry County · Spring Grove

BUYER'S MARKET

\$407K

MEDIAN SALE PRICE

-7.2%

1-YR CHANGE

121

SALES (12 MO)

\$450K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 34 / 100



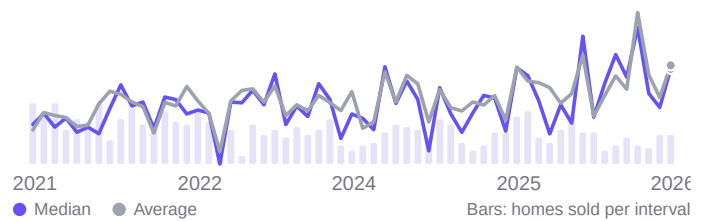
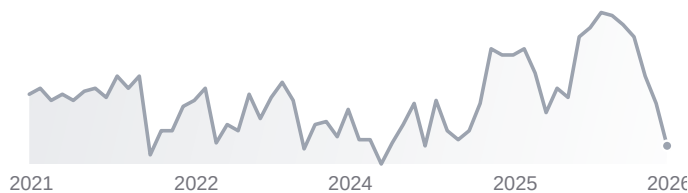
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

34 / 100

Sale prices

Median \$487K · Average \$499K

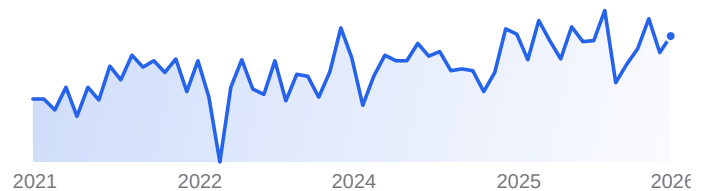
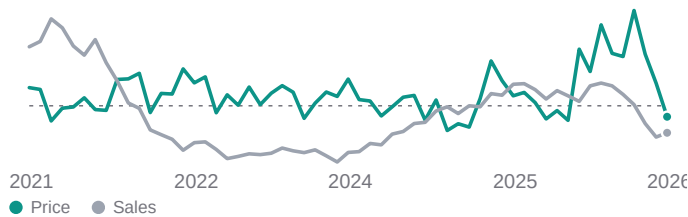


Growth (year over year)

Price -7.2% · Sales -17.7%

Price per square foot

\$219/ft²

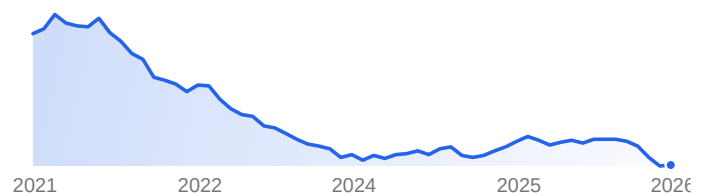
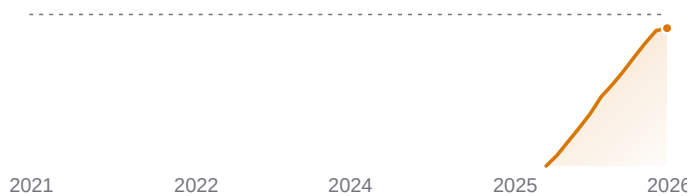


Sale premium vs estimated value

-0.5%

Annual turnover (share of homes sold)

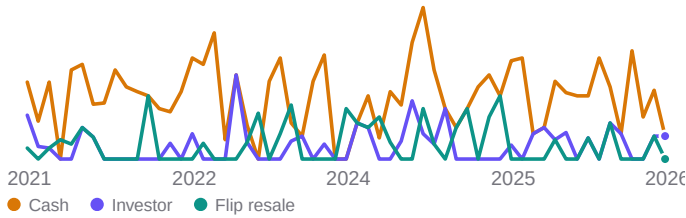
3.2%



BUYERS & OUTCOMES

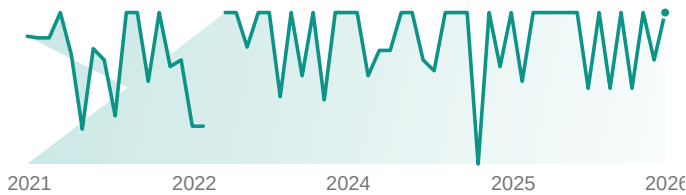
Buyer mix

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



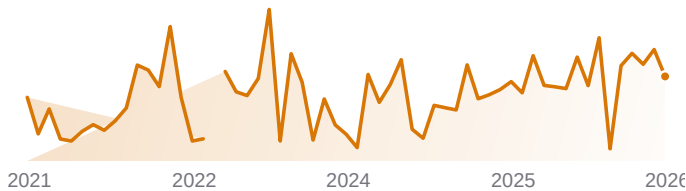
Sellers who sold at a gain

100%

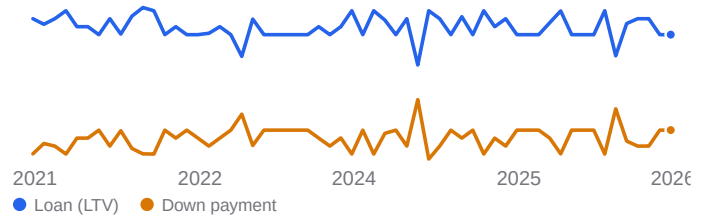


Median annualized return at resale

+6.6%

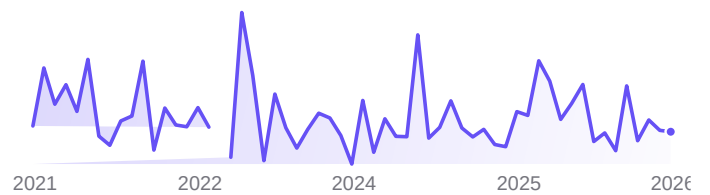


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



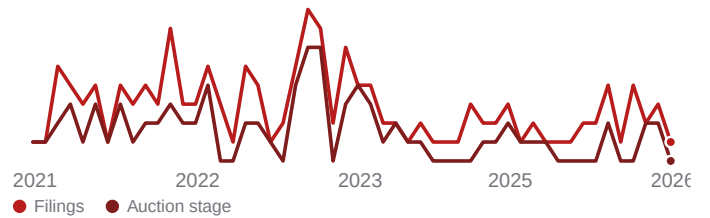
Typical hold before selling

5.7 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	3,803
Median value (AVM)	\$450K
Median size	2,126 ft²
Median bedrooms	3
Median year built	1993
Single family	99%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	52%
Underwater (LTV 125% or more)	1.8%
Owner occupied	89%
Company owned	18%
Median loan-to-value	49%
Typical ownership tenure	11.1 yrs

COMMUNITY

Population	8,440
Density	448 / mi²
Median household income	\$104K
Average household income	\$127K
Crime index (US avg 100)	92
Air pollution index (US avg 100)	85
Earthquake index (US avg 100)	40
Homes occupied	93%
Bachelor's or higher	19%
Poverty rate	5.0%
Unemployment	1.5%
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.