

Carpentersville 60110

ZIP code · IL · Illinois › Kane County › Carpentersville

SELLER'S MARKET

\$305K

MEDIAN SALE PRICE

+8.7%

1-YR CHANGE

419

SALES (12 MO)

\$275K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 74 / 100

Buyer's market

Balanced

Seller's market

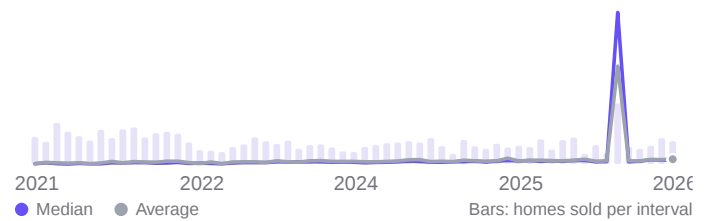
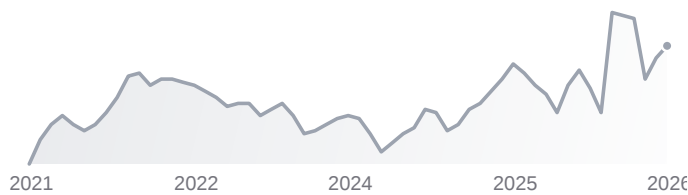
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

74 / 100

Sale prices

Median \$300K · Average \$328K

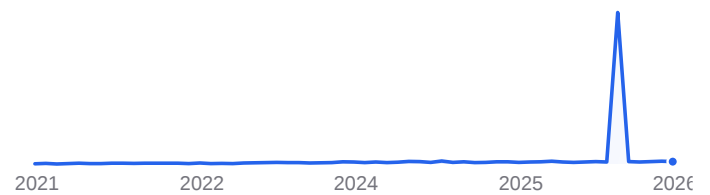
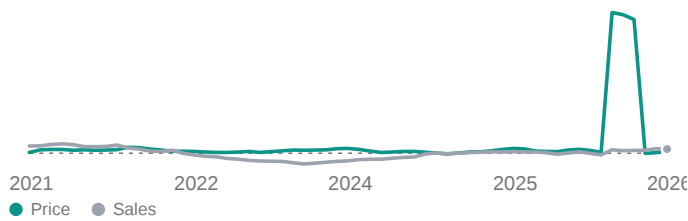


Growth (year over year)

Price +8.7% · Sales +15.7%

Price per square foot

\$211/ft²

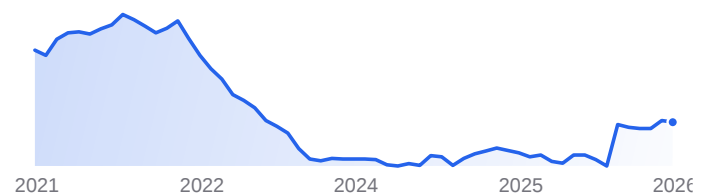


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

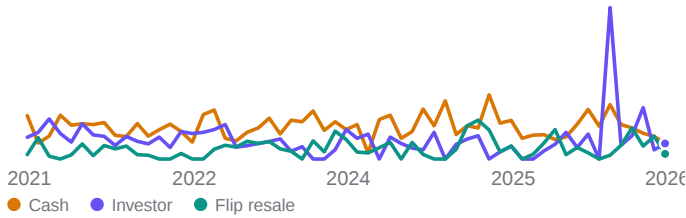
3.9%



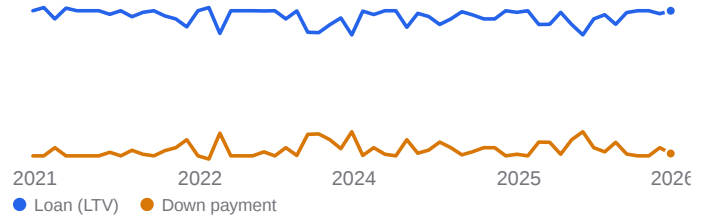
BUYERS & OUTCOMES

Buyer mix

Cash 8.3% · Investor 8.3% · Flip resale 2.8%

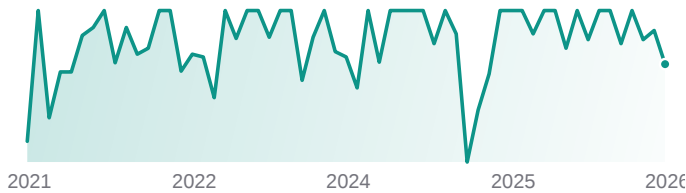


Financing (share of purchase price) Loan (LTV) 95% · Down payment 6.4%



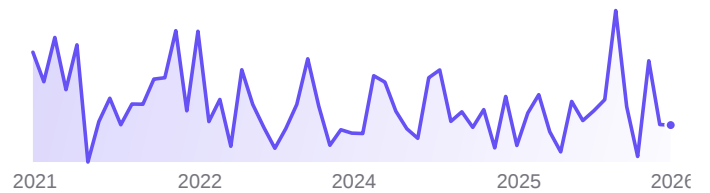
Sellers who sold at a gain

92%



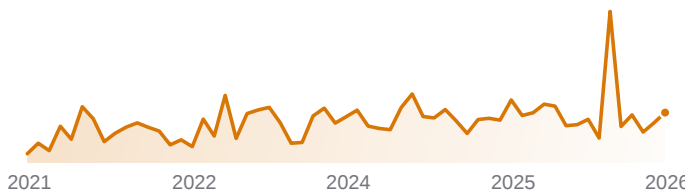
Typical hold before selling

8.1 yrs



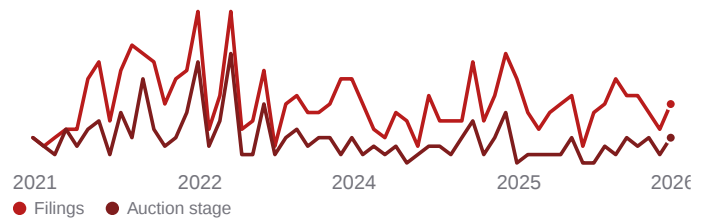
Median annualized return at resale

+7.2%



Preforeclosure filings

Filings 7 · Auction stage 3



HOUSING STOCK

Homes	10,630
Median value (AVM)	\$275K
Median size	1,455 ft²
Median bedrooms	3
Median year built	1970
Single family	100%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	47%
Underwater (LTV 125% or more)	1.1%
Owner occupied	81%
Company owned	14%
Median loan-to-value	52%
Typical ownership tenure	13.8 yrs

COMMUNITY

Population	36,393
Density	3,548 / mi²
Median household income	\$82K
Average household income	\$98K
Crime index (US avg 100)	70
Air pollution index (US avg 100)	113
Earthquake index (US avg 100)	49
Homes occupied	97%
Bachelor's or higher	15%
Poverty rate	8.5%
Unemployment	1.7%
Average temp	48°F
Annual precip	37 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.