

Dundee 60118

ZIP code · IL · Illinois · Kane County

SELLER'S MARKET

\$412K

MEDIAN SALE PRICE

+20.8%

1-YR CHANGE

238

SALES (12 MO)

\$410K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 75 / 100

Buyer's market

Balanced

Seller's market

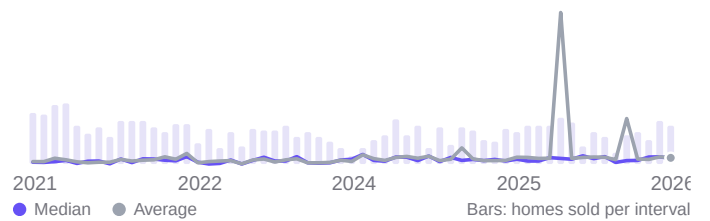
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

75 / 100

Sale prices

Median \$390K · Average \$402K

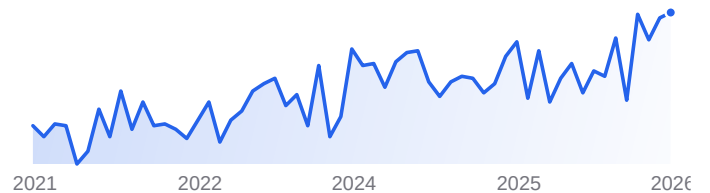
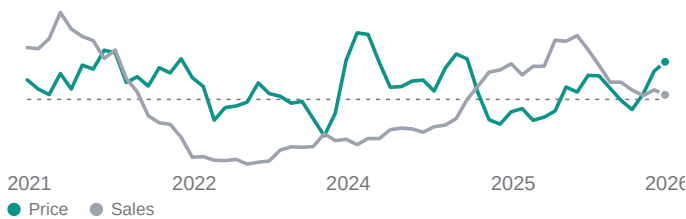


Growth (year over year)

Price +20.8% · Sales +2.6%

Price per square foot

\$223/ft²

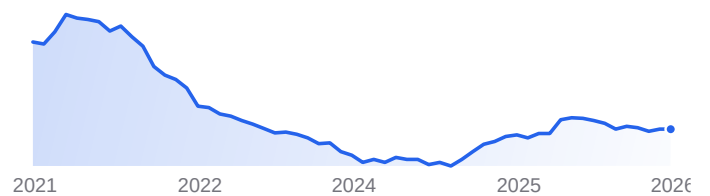
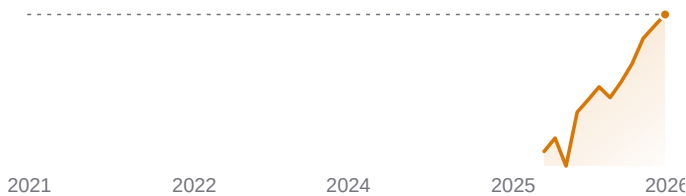


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

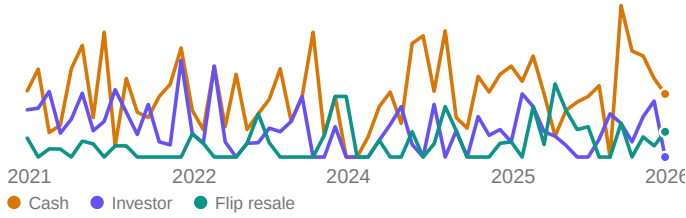
4.3%



BUYERS & OUTCOMES

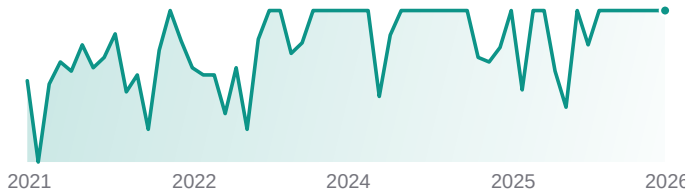
Buyer mix

Cash 21% · Investor 0% · Flip resale 8.3%



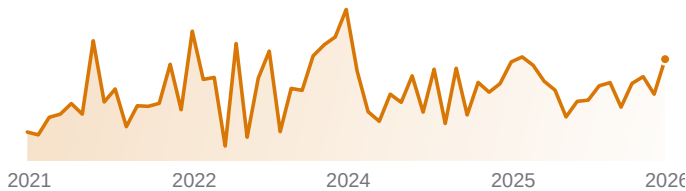
Sellers who sold at a gain

100%

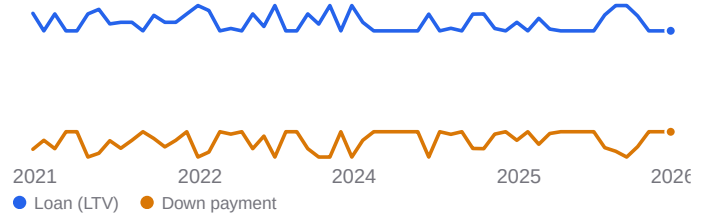


Median annualized return at resale

+7.0%

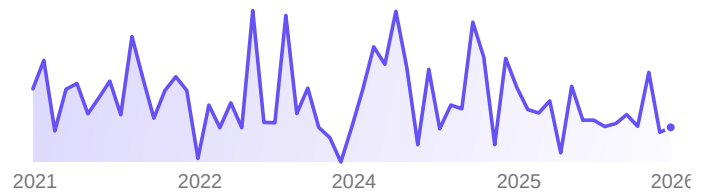


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



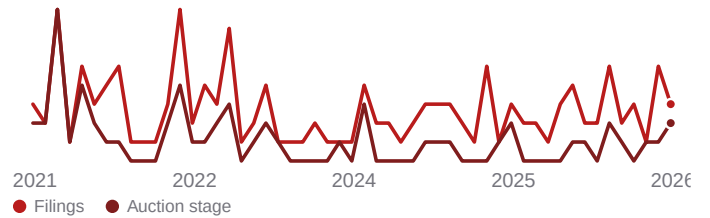
Typical hold before selling

5.5 yrs



Preforeclosure filings

Filings 3 · Auction stage 2



HOUSING STOCK

Homes	5,554
Median value (AVM)	\$410K
Median size	2,094 ft²
Median bedrooms	3
Median year built	1979
Single family	100%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	42%
Underwater (LTV 125% or more)	2.5%
Owner occupied	84%
Company owned	25%
Median loan-to-value	56%
Typical ownership tenure	13.9 yrs

COMMUNITY

Population	19,524
Density	1,012 / mi²
Median household income	\$105K
Average household income	\$135K
Crime index (US avg 100)	128
Air pollution index (US avg 100)	117
Earthquake index (US avg 100)	51
Homes occupied	95%
Bachelor's or higher	29%
Poverty rate	5.8%
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.