

Elburn 60119

ZIP code · IL · Illinois · Kane County · Elburn

BALANCED MARKET

\$456K

MEDIAN SALE PRICE

+5.2%

1-YR CHANGE

185

SALES (12 MO)

\$469K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 50 / 100



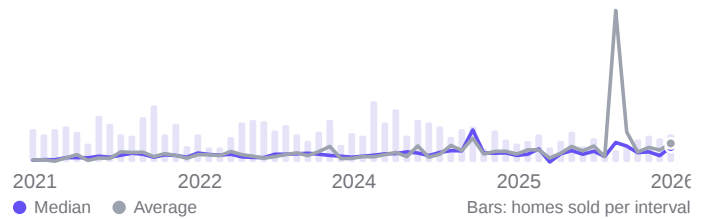
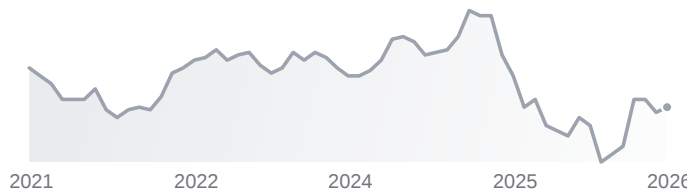
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

50 / 100

Sale prices

Median \$530K · Average \$591K

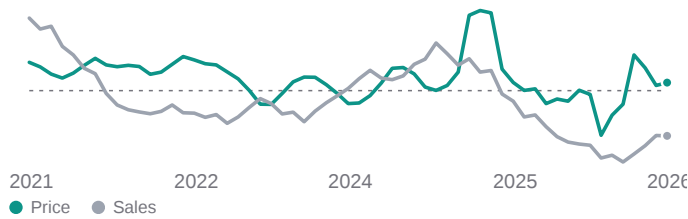


Growth (year over year)

Price +5.2% · Sales -29.4%

Price per square foot

\$202/ft²

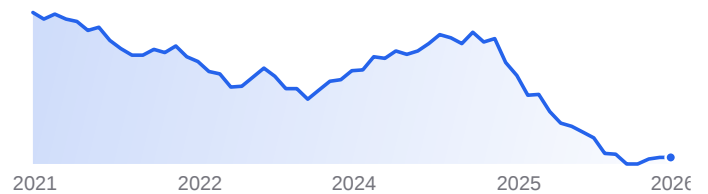
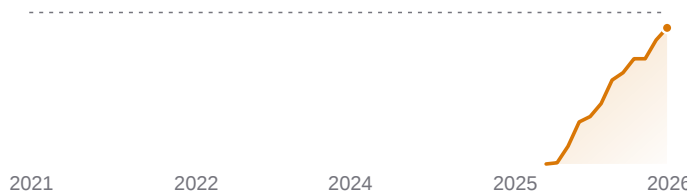


Sale premium vs estimated value

-0.6%

Annual turnover (share of homes sold)

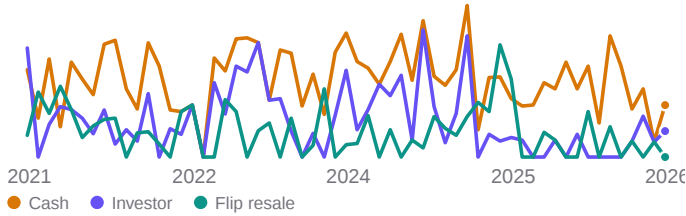
4.3%



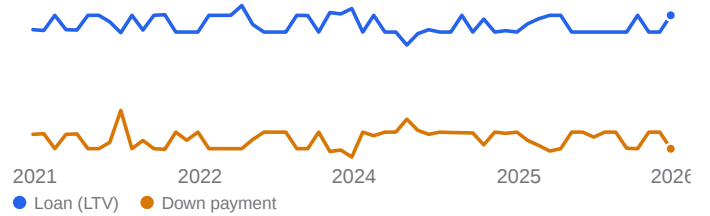
BUYERS & OUTCOMES

Buyer mix

Cash 19% · Investor 9.5% · Flip resale 0%

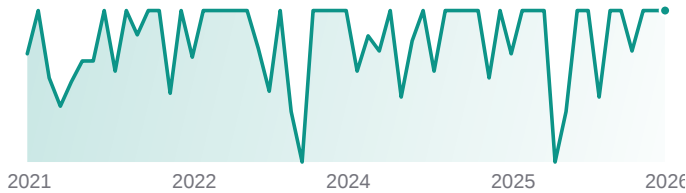


Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



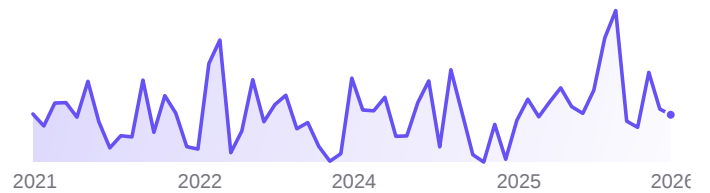
Sellers who sold at a gain

100%



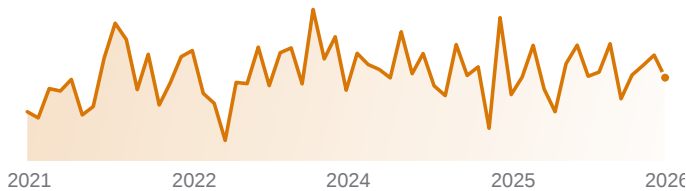
Typical hold before selling

5.2 yrs



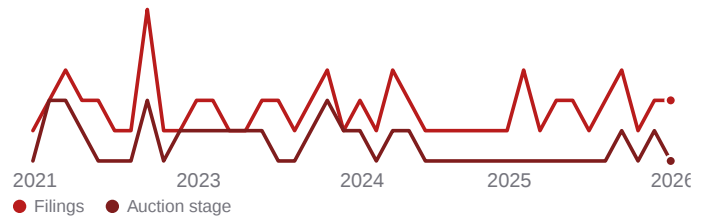
Median annualized return at resale

+5.2%



Preforeclosure filings

Filings 2 · Auction stage 0



HOUSING STOCK

Homes	4,285
Median value (AVM)	\$469K
Median size	2,341 ft²
Median bedrooms	4
Median year built	1995
Single family	100%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	44%
Underwater (LTV 125% or more)	2.0%
Owner occupied	82%
Company owned	22%
Median loan-to-value	54%
Typical ownership tenure	10.1 yrs

COMMUNITY

Population	11,642
Density	225 / mi²
Median household income	\$135K
Average household income	\$172K
Crime index (US avg 100)	70
Air pollution index (US avg 100)	97
Earthquake index (US avg 100)	55
Homes occupied	96%
Bachelor's or higher	35%
Poverty rate	3.8%
Unemployment	1.6%
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.