

Elgin 60124

ZIP code · IL · Illinois › Kane County › Elgin

BUYER'S MARKET

\$505K

MEDIAN SALE PRICE

-4.8%

1-YR CHANGE

432

SALES (12 MO)

\$520K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 38 / 100



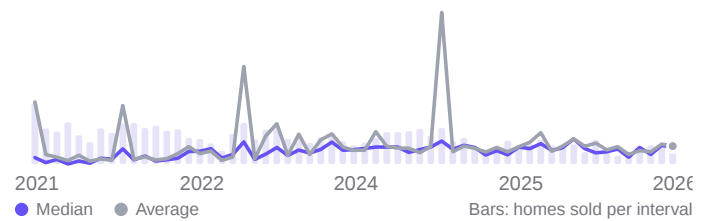
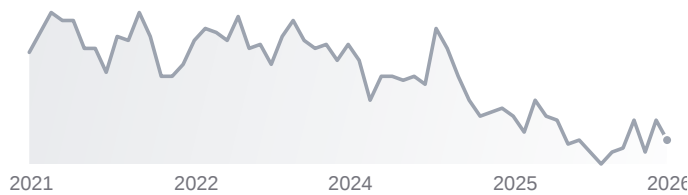
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

38 / 100

Sale prices

Median \$520K · Average \$533K

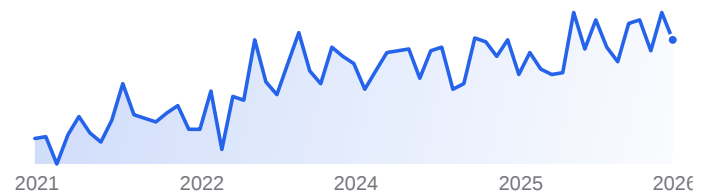
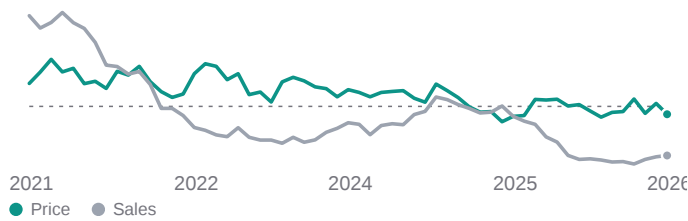


Growth (year over year)

Price -4.8% · Sales -30.1%

Price per square foot

\$207/ft²

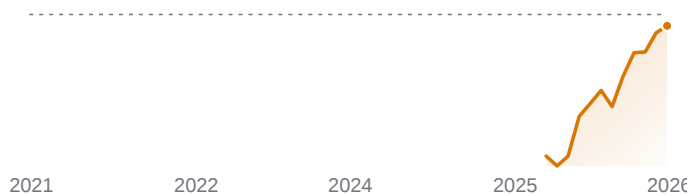


Sale premium vs estimated value

-0.3%

Annual turnover (share of homes sold)

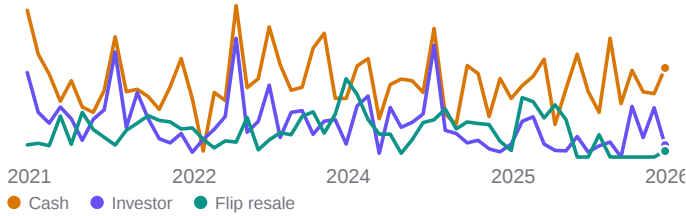
4.2%



BUYERS & OUTCOMES

Buyer mix

Cash 33% · Investor 4.4% · Flip resale 2.2%



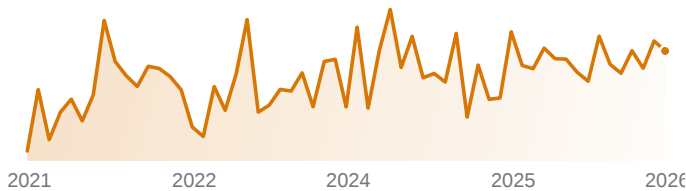
Sellers who sold at a gain

100%

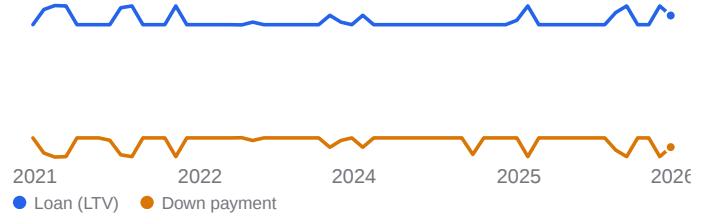


Median annualized return at resale

+5.0%

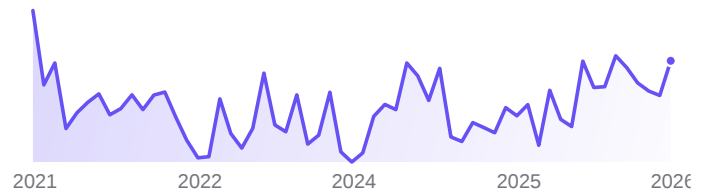


Financing (share of purchase price) Loan (LTV) 85% · Down payment 15%



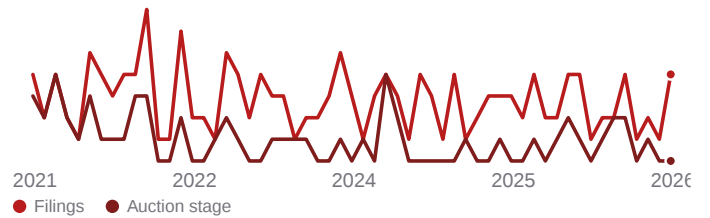
Typical hold before selling

9.7 yrs



Preforeclosure filings

Filings 4 · Auction stage 0



HOUSING STOCK

Homes	10,213
Median value (AVM)	\$520K
Median size	2,350 ft²
Median bedrooms	3
Median year built	2005
Single family	100%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	47%
Underwater (LTV 125% or more)	1.2%
Owner occupied	86%
Company owned	23%
Median loan-to-value	53%
Typical ownership tenure	9.6 yrs

COMMUNITY

Population	29,385
Density	755 / mi²
Median household income	\$131K
Average household income	\$151K
Crime index (US avg 100)	56
Air pollution index (US avg 100)	110
Earthquake index (US avg 100)	50
Homes occupied	96%
Bachelor's or higher	32%
Poverty rate	2.1%
Unemployment	1.8%
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.