

Geneva 60134

ZIP code · IL · Illinois · Kane County · Geneva

SELLER'S MARKET

\$570K

MEDIAN SALE PRICE

+4.9%

1-YR CHANGE

442

SALES (12 MO)

\$549K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 65 / 100



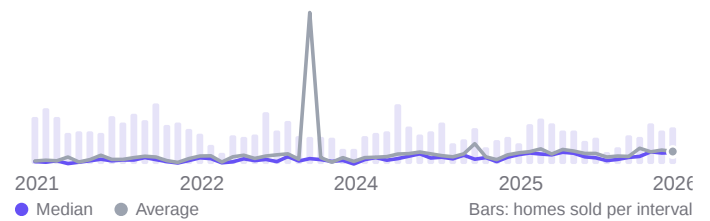
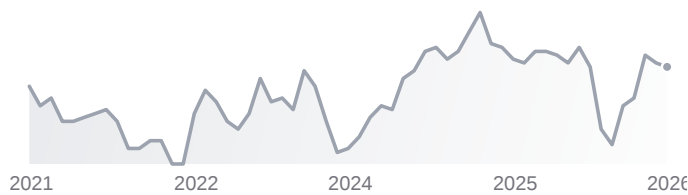
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

65 / 100

Sale prices

Median \$568K · Average \$588K

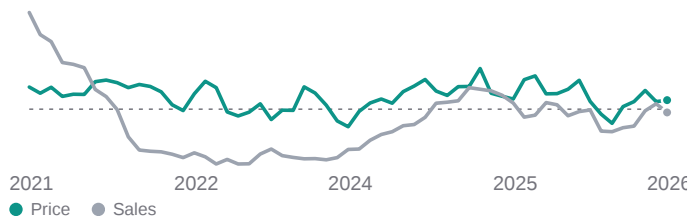


Growth (year over year)

Price +4.9% · Sales -1.8%

Price per square foot

\$275/ft²

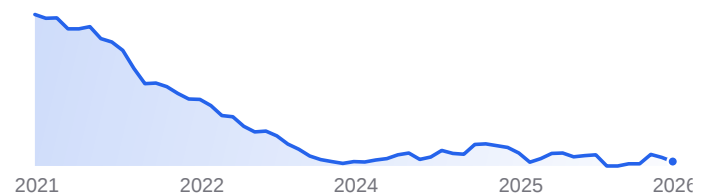
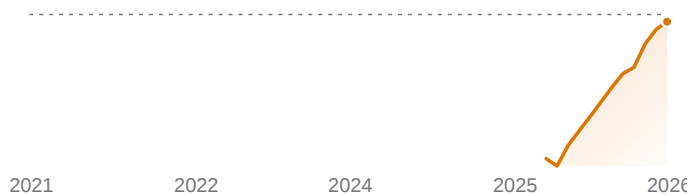


Sale premium vs estimated value

-0.3%

Annual turnover (share of homes sold)

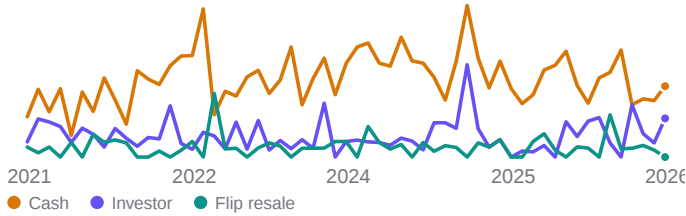
4.3%



BUYERS & OUTCOMES

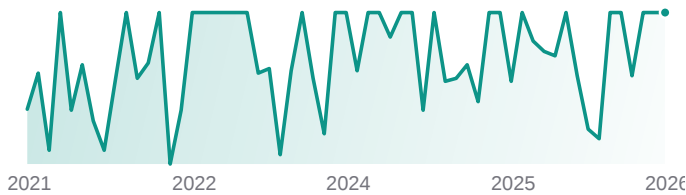
Buyer mix

Cash 24% · Investor 13% · Flip resale 0%



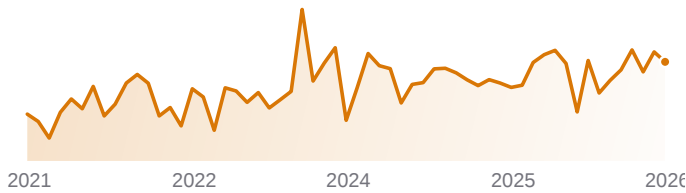
Sellers who sold at a gain

100%

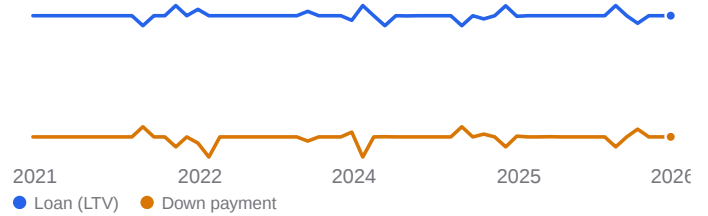


Median annualized return at resale

+6.2%

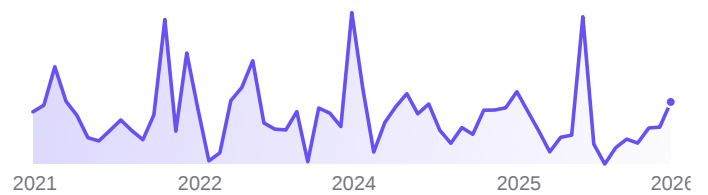


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



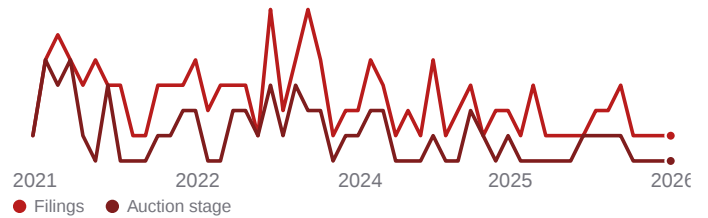
Typical hold before selling

9.3 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	10,364
Median value (AVM)	\$549K
Median size	2,184 ft²
Median bedrooms	4
Median year built	1990
Single family	99%
Condos	1.1%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	50%
Underwater (LTV 125% or more)	1.3%
Owner occupied	85%
Company owned	27%
Median loan-to-value	50%

Typical ownership tenure

11.2 yrs

COMMUNITY

Population	30,629
Density	1,793 / mi²
Median household income	\$145K
Average household income	\$173K
Crime index (US avg 100)	69
Air pollution index (US avg 100)	98
Earthquake index (US avg 100)	53
Homes occupied	95%
Bachelor's or higher	40%
Poverty rate	2.5%
Unemployment	1.7%
Average temp	49°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.