

Genoa 60135

ZIP code · IL · Illinois > DeKalb County > Genoa

BALANCED MARKET

\$303K

MEDIAN SALE PRICE

+10.1%

1-YR CHANGE

100

SALES (12 MO)

\$293K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 52 / 100

Buyer's market

Balanced

Seller's market

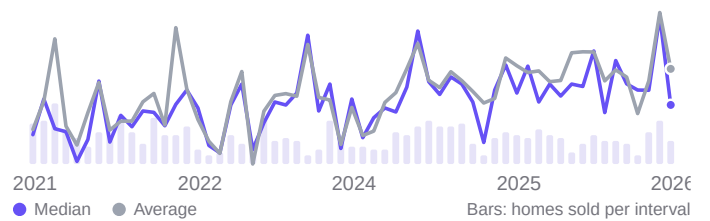
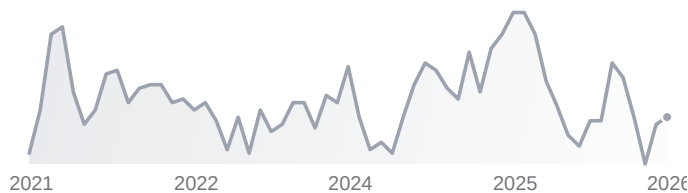
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

52 / 100

Sale prices

Median \$245K · Average \$306K

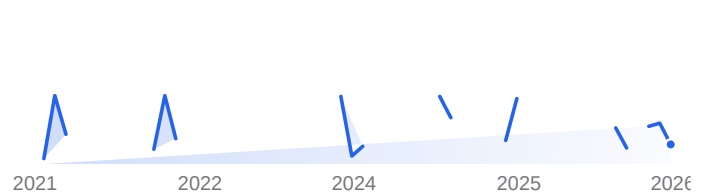
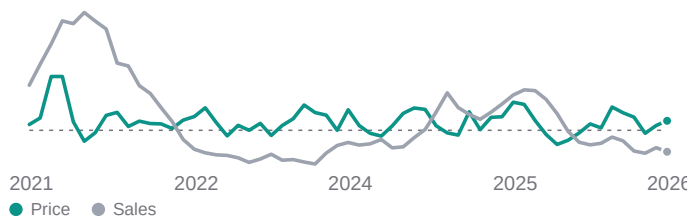


Growth (year over year)

Price +10.1% · Sales -22.5%

Price per square foot

\$141/ft²

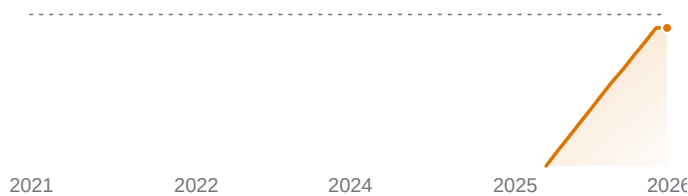


Sale premium vs estimated value

-0.5%

Annual turnover (share of homes sold)

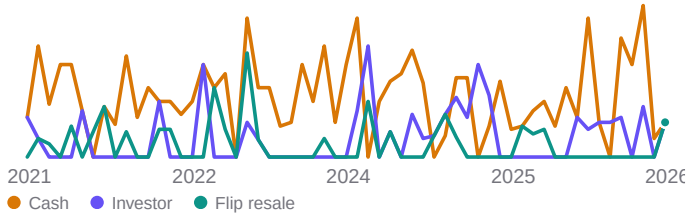
4.1%



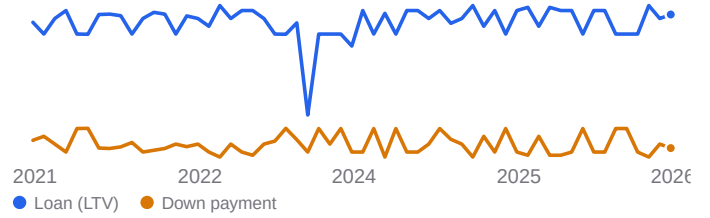
BUYERS & OUTCOMES

Buyer mix

Cash 13% · Investor 13% · Flip resale 13%

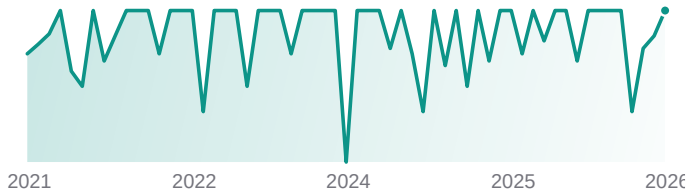


Financing (share of purchase price) Loan (LTV) 93% · Down payment 7.5%



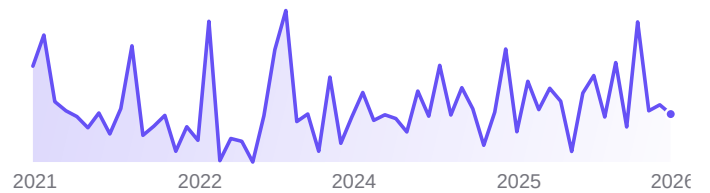
Sellers who sold at a gain

100%



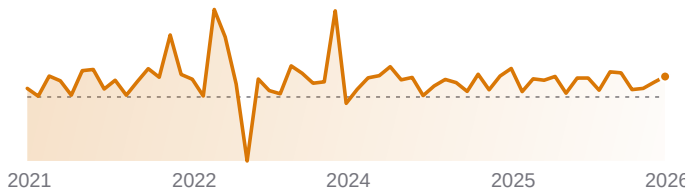
Typical hold before selling

6.1 yrs



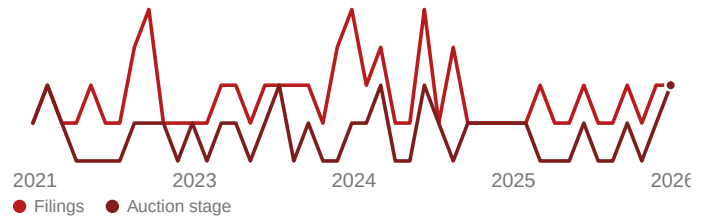
Median annualized return at resale

+7.1%



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	2,462
Median value (AVM)	\$293K
Median size	1,833 ft²
Median bedrooms	3
Median year built	1978
Single family	93%
Condos	1.7%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	44%
Underwater (LTV 125% or more)	2.4%
Owner occupied	89%
Company owned	15%
Median loan-to-value	54%

Typical ownership tenure

11.2 yrs

COMMUNITY

Population	6,733
Density	135 / mi ²
Median household income	\$87K
Average household income	\$114K
Crime index (US avg 100)	66
Air pollution index (US avg 100)	95
Earthquake index (US avg 100)	43
Homes occupied	96%
Bachelor's or higher	13%
Poverty rate	12.1%
Unemployment	1.7%
Average temp	48°F
Annual precip	36 in
Sunshine	52%

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.