

Hampshire 60140

ZIP code · IL · Illinois > Kane County > Hampshire

BALANCED MARKET

\$370K

MEDIAN SALE PRICE

+5.6%

1-YR CHANGE

543

SALES (12 MO)

\$396K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 50 / 100



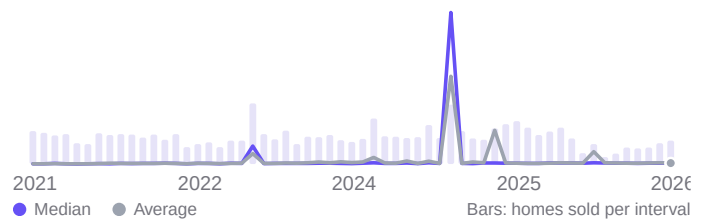
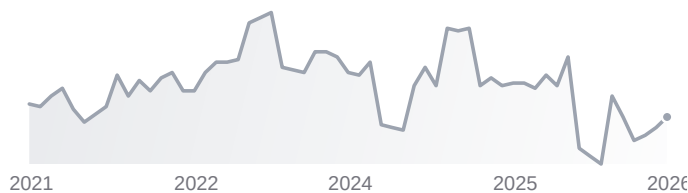
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

50 / 100

Sale prices

Median \$362K · Average \$390K

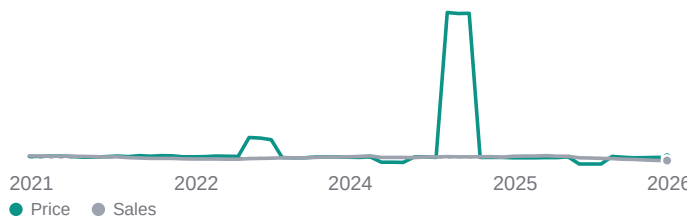


Growth (year over year)

Price +5.6% · Sales -43.7%

Price per square foot

\$199/ft²

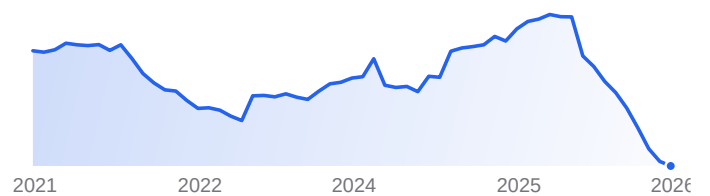
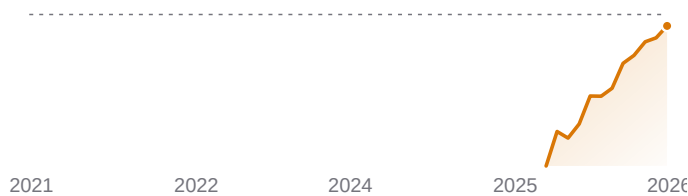


Sale premium vs estimated value

-0.4%

Annual turnover (share of homes sold)

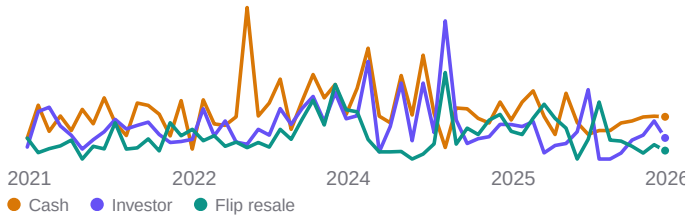
5.7%



BUYERS & OUTCOMES

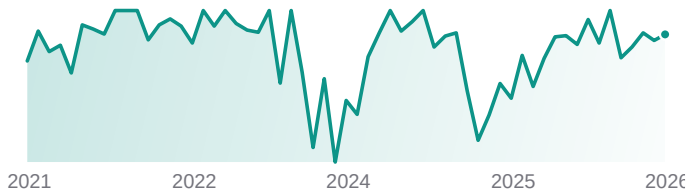
Buyer mix

Cash 19% · Investor 9.3% · Flip resale 3.7%



Sellers who sold at a gain

94%

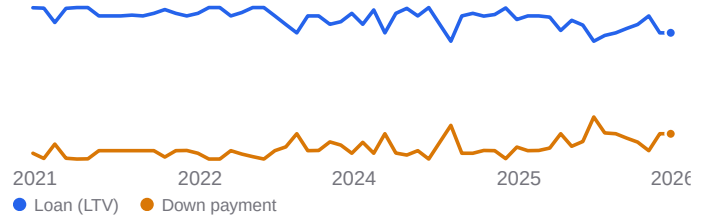


Median annualized return at resale

+5.3%

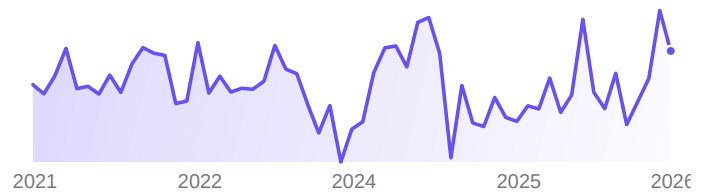


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



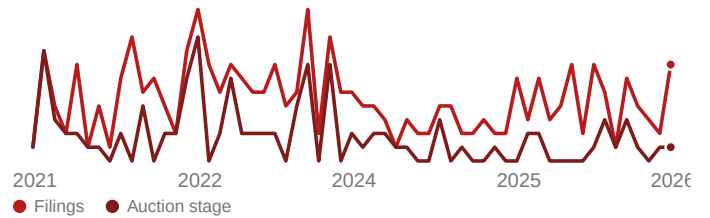
Typical hold before selling

6.7 yrs



Preforeclosure filings

Filings 7 · Auction stage 1



HOUSING STOCK

Homes	9,603
Median value (AVM)	\$396K
Median size	1,936 ft²
Median bedrooms	3
Median year built	2004
Single family	100%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	38%
Underwater (LTV 125% or more)	1.3%
Owner occupied	78%
Company owned	19%
Median loan-to-value	58%
Typical ownership tenure	7.8 yrs

COMMUNITY

Population	23,067
Density	274 / mi²
Median household income	\$113K
Average household income	\$156K
Crime index (US avg 100)	82
Air pollution index (US avg 100)	106
Earthquake index (US avg 100)	47
Homes occupied	95%
Bachelor's or higher	33%
Poverty rate	4.4%
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.