

Saint Charles 60174

ZIP code · IL · Illinois · Kane County

BALANCED MARKET

\$425K

MEDIAN SALE PRICE

-1.1%

1-YR CHANGE

426

SALES (12 MO)

\$441K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 53 / 100



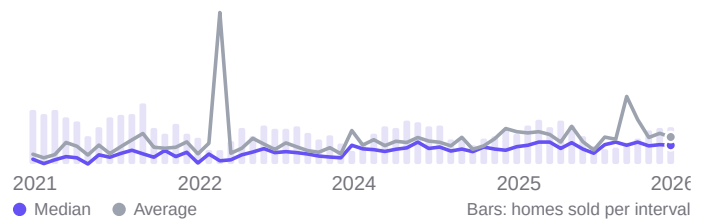
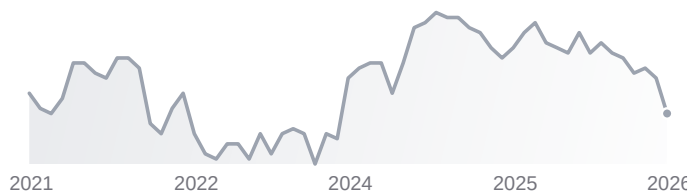
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

53 / 100

Sale prices

Median \$425K · Average \$490K

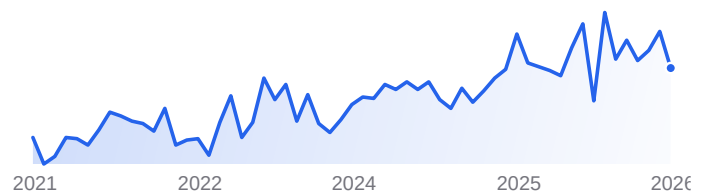
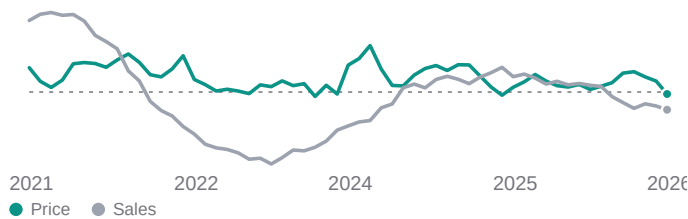


Growth (year over year)

Price -1.1% · Sales -9.9%

Price per square foot

\$252/ft²

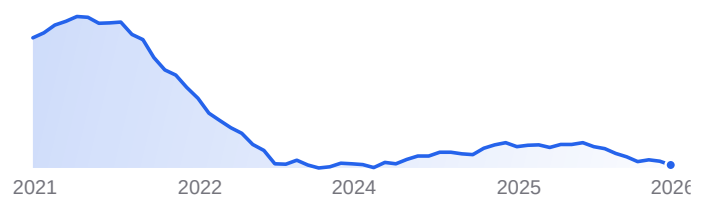
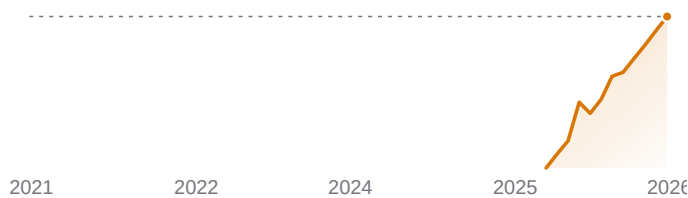


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

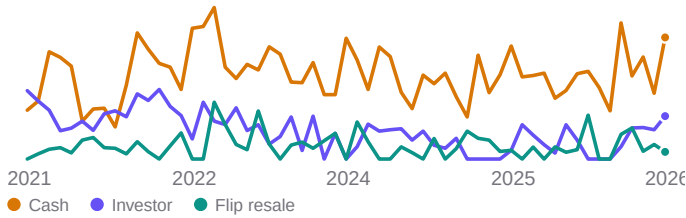
4.2%



BUYERS & OUTCOMES

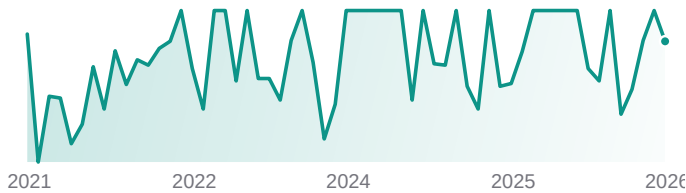
Buyer mix

Cash 38% · Investor 13% · Flip resale 2.2%



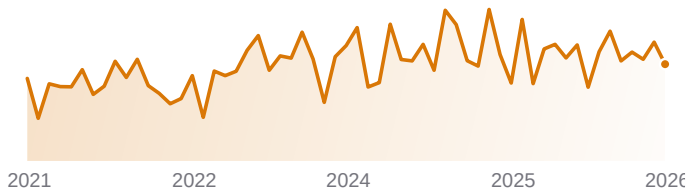
Sellers who sold at a gain

97%

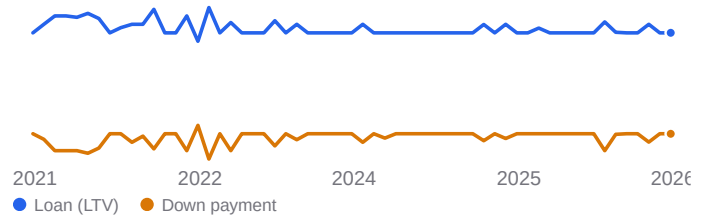


Median annualized return at resale

+5.2%

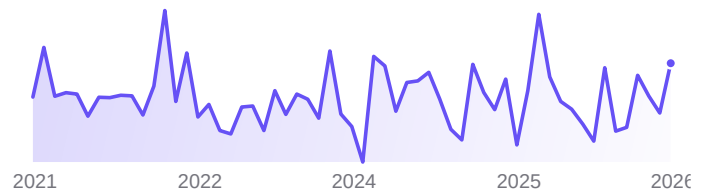


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



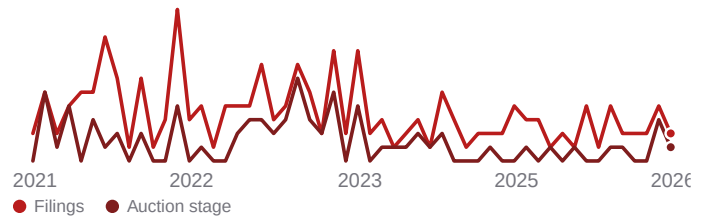
Typical hold before selling

10.1 yrs



Preforeclosure filings

Filings 2 · Auction stage 1



HOUSING STOCK

Homes	10,193
Median value (AVM)	\$441K
Median size	1,718 ft²
Median bedrooms	3
Median year built	1977
Single family	100%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	49%
Underwater (LTV 125% or more)	1.6%
Owner occupied	82%
Company owned	25%
Median loan-to-value	51%
Typical ownership tenure	11.8 yrs

COMMUNITY

Population	30,798
Density	2,043 / mi²
Median household income	\$104K
Average household income	\$138K
Crime index (US avg 100)	110
Air pollution index (US avg 100)	111
Earthquake index (US avg 100)	55
Homes occupied	96%
Bachelor's or higher	32%
Poverty rate	4.8%
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.