

Saint Charles 60175

ZIP code · IL · Illinois · Kane County

BALANCED MARKET

\$694K

MEDIAN SALE PRICE

-0.6%

1-YR CHANGE

339

SALES (12 MO)

\$640K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 54 / 100



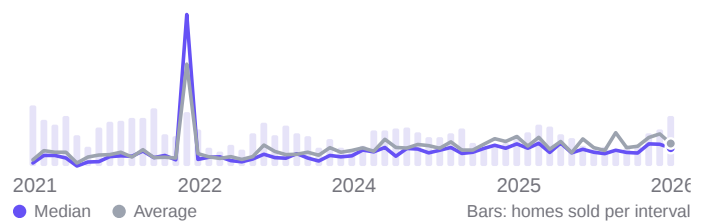
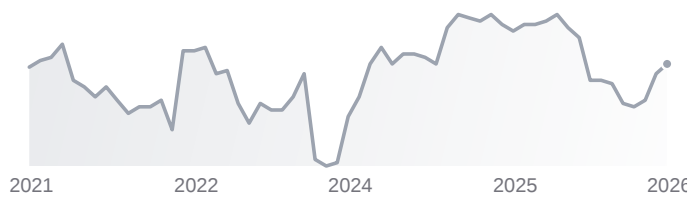
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

54 / 100

Sale prices

Median \$656K · Average \$719K

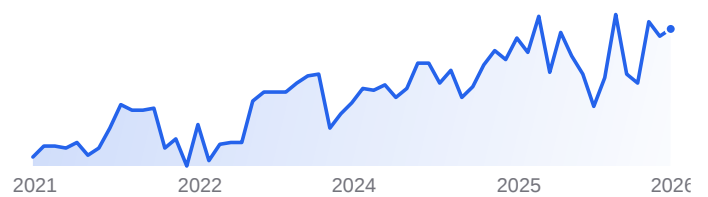
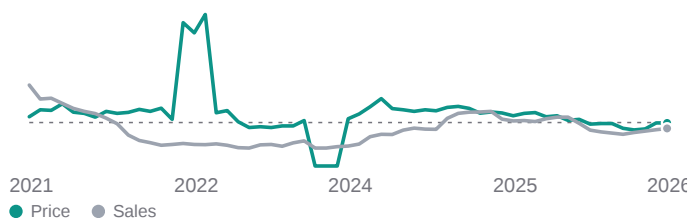


Growth (year over year)

Price -0.6% · Sales -7.6%

Price per square foot

\$241/ft²

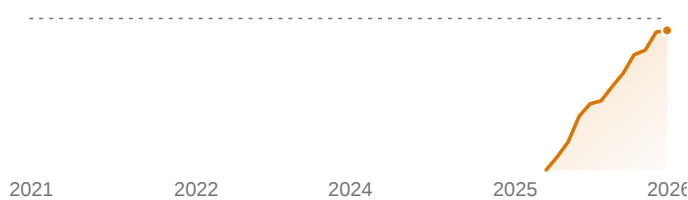


Sale premium vs estimated value

-0.4%

Annual turnover (share of homes sold)

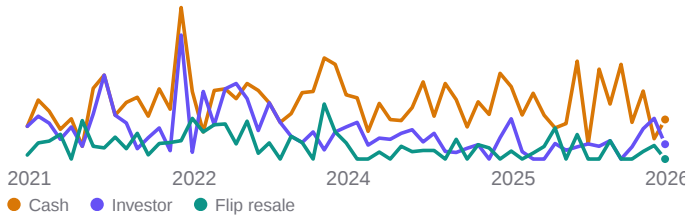
3.9%



BUYERS & OUTCOMES

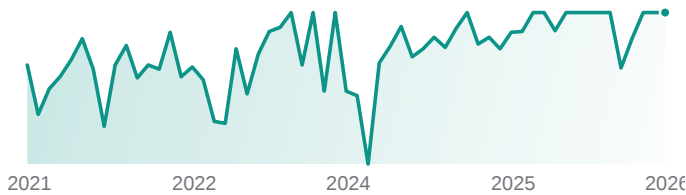
Buyer mix

Cash 15% · Investor 5.8% · Flip resale 0%



Sellers who sold at a gain

100%

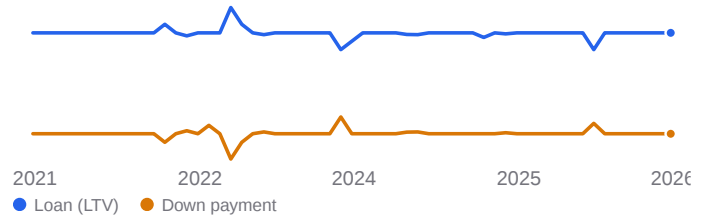


Median annualized return at resale

+5.1%

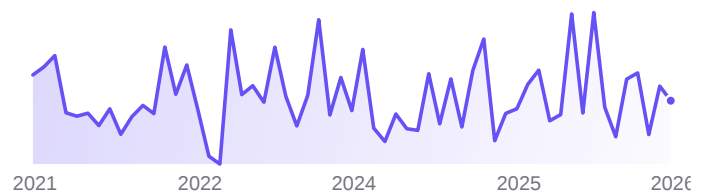


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



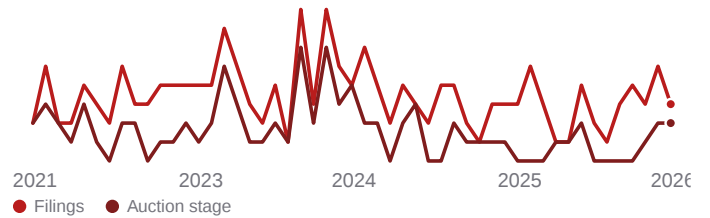
Typical hold before selling

8.5 yrs



Preforeclosure filings

Filings 3 · Auction stage 2



HOUSING STOCK

Homes	8,648
Median value (AVM)	\$640K
Median size	2,782 ft²
Median bedrooms	4
Median year built	1994
Single family	100%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	43%
Underwater (LTV 125% or more)	2.0%
Owner occupied	87%
Company owned	26%
Median loan-to-value	54%
Typical ownership tenure	11.7 yrs

COMMUNITY

Population	25,605
Density	767 / mi²
Median household income	\$158K
Average household income	\$205K
Crime index (US avg 100)	35
Air pollution index (US avg 100)	105
Earthquake index (US avg 100)	54
Homes occupied	96%
Bachelor's or higher	36%
Poverty rate	2.7%
Unemployment	1.7%
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.