

South Elgin 60177

ZIP code · IL · Illinois > Kane County > South Elgin

BUYER'S MARKET

\$328K

MEDIAN SALE PRICE

-9.8%

1-YR CHANGE

341

SALES (12 MO)

\$383K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 37 / 100



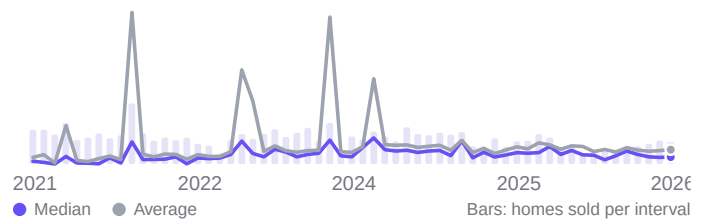
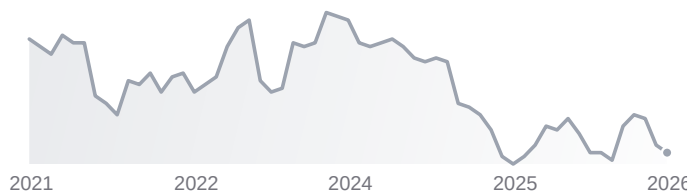
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

37 / 100

Sale prices

Median \$328K · Average \$391K

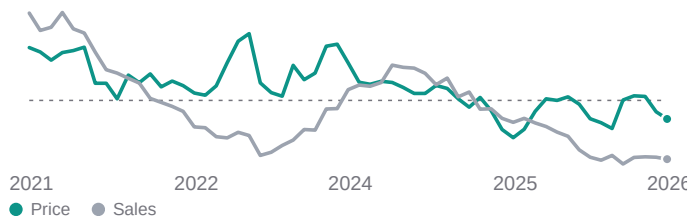


Growth (year over year)

Price -9.8% · Sales -31.0%

Price per square foot

\$221/ft²

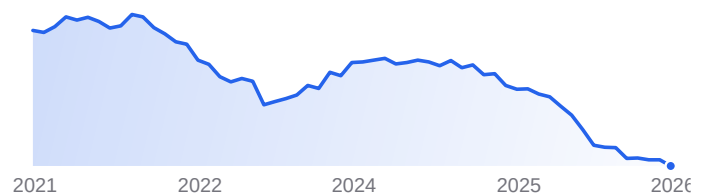
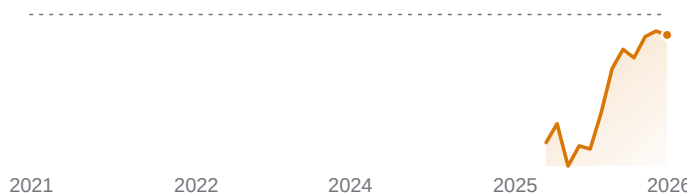


Sale premium vs estimated value

-0.3%

Annual turnover (share of homes sold)

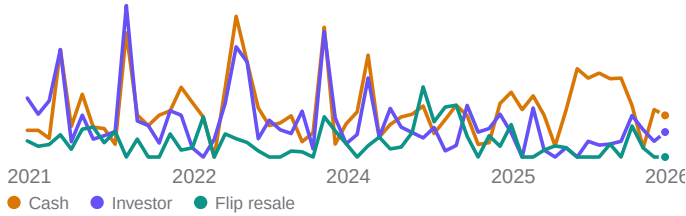
4.0%



BUYERS & OUTCOMES

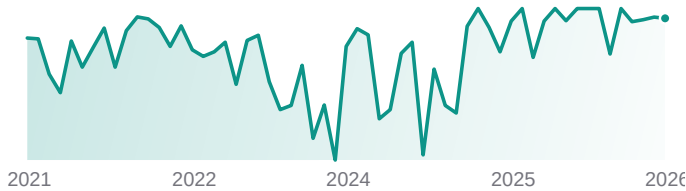
Buyer mix

Cash 14% · Investor 8.3% · Flip resale 0%



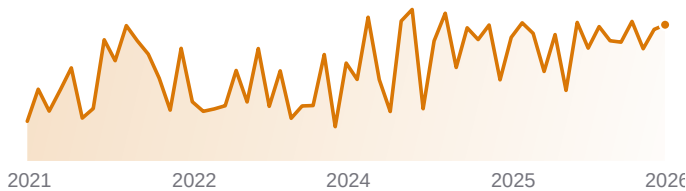
Sellers who sold at a gain

97%

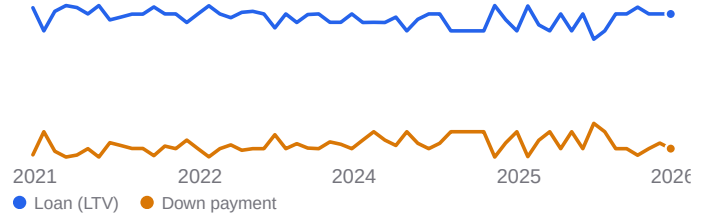


Median annualized return at resale

+6.0%

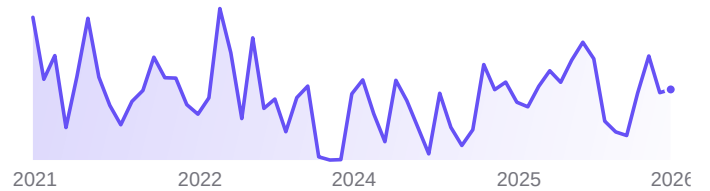


Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



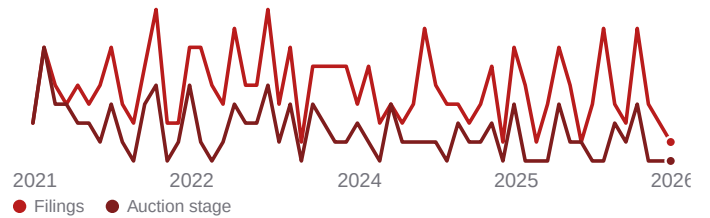
Typical hold before selling

8.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	8,604
Median value (AVM)	\$383K
Median size	1,626 ft²
Median bedrooms	3
Median year built	1995
Single family	100%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	40%
Underwater (LTV 125% or more)	1.4%
Owner occupied	81%
Company owned	16%
Median loan-to-value	57%
Typical ownership tenure	10.7 yrs

COMMUNITY

Population	22,547
Density	2,443 / mi²
Median household income	\$115K
Average household income	\$146K
Crime index (US avg 100)	61
Air pollution index (US avg 100)	112
Earthquake index (US avg 100)	53
Homes occupied	96%
Bachelor's or higher	25%
Poverty rate	6.0%
Unemployment	1.8%
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.