

Sycamore 60178

ZIP code · IL · Illinois · DeKalb County · Sycamore

BUYER'S MARKET

\$292K

MEDIAN SALE PRICE

-10.9%

1-YR CHANGE

355

SALES (12 MO)

\$315K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 39 / 100



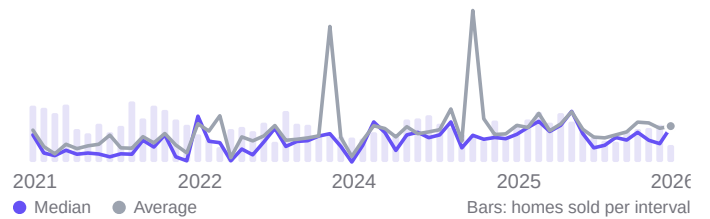
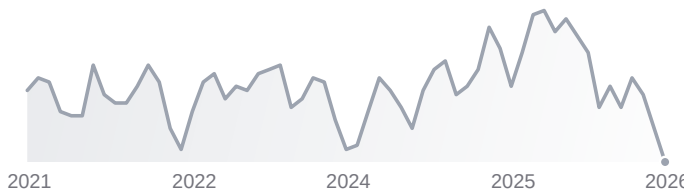
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

39 / 100

Sale prices

Median \$330K · Average \$334K

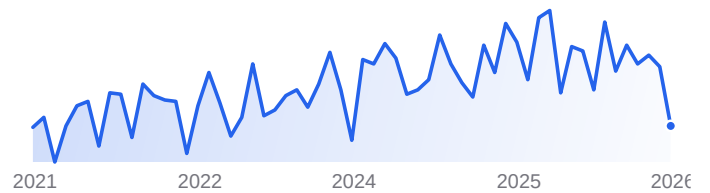
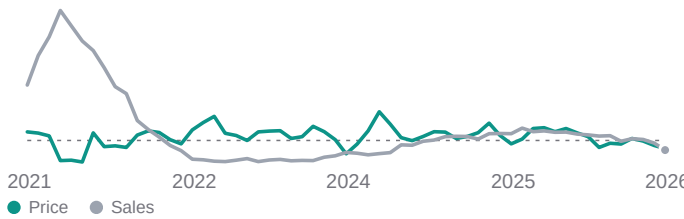


Growth (year over year)

Price -10.9% · Sales -12.8%

Price per square foot

\$183/ft²

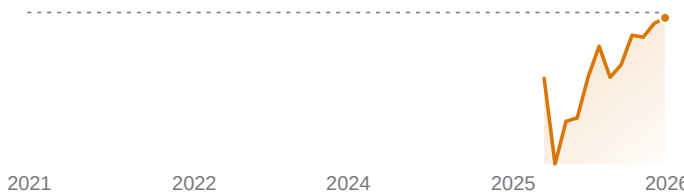


Sale premium vs estimated value

-0.1%

Annual turnover (share of homes sold)

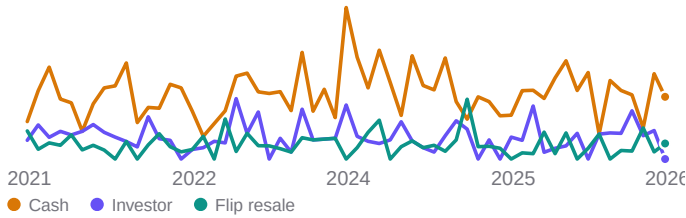
4.6%



BUYERS & OUTCOMES

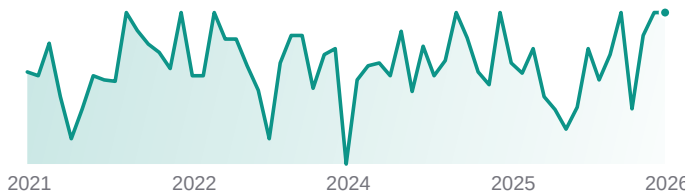
Buyer mix

Cash 25% · Investor 0% · Flip resale 6.3%



Sellers who sold at a gain

100%

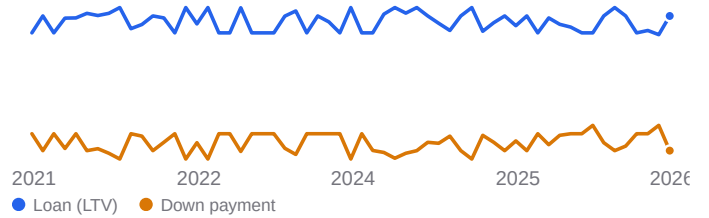


Median annualized return at resale

+6.6%

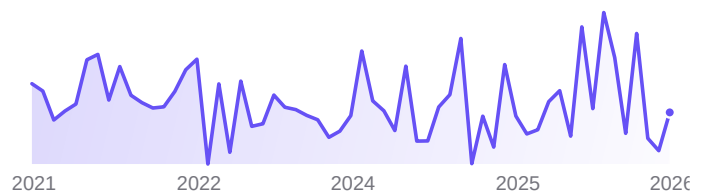


Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



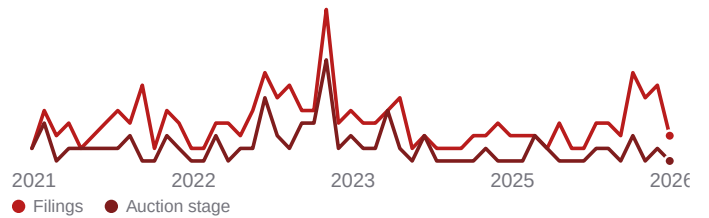
Typical hold before selling

6.0 yrs



Preforeclosure filings

Filings 2 · Auction stage 0



HOUSING STOCK

Homes	7,680
Median value (AVM)	\$315K
Median size	1,318 ft²
Median bedrooms	2
Median year built	1990
Single family	83%
Condos	9.6%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	48%
Underwater (LTV 125% or more)	1.8%
Owner occupied	87%
Company owned	17%
Median loan-to-value	52%

Typical ownership tenure

10.2 yrs

COMMUNITY

Population	23,227
Density	340 / mi²
Median household income	\$88K
Average household income	\$104K
Crime index (US avg 100)	69
Air pollution index (US avg 100)	88
Earthquake index (US avg 100)	51
Homes occupied	97%
Bachelor's or higher	27%
Poverty rate	6.9%
Unemployment	1.5%
Average temp	48°F
Annual precip	37 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.