

Channahon 60410

ZIP code · IL · Illinois · Will County · Channahon

BUYER'S MARKET

\$298K

MEDIAN SALE PRICE

-23.4%

1-YR CHANGE

171

SALES (12 MO)

\$382K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 33 / 100



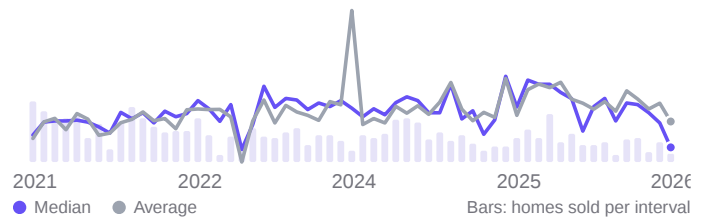
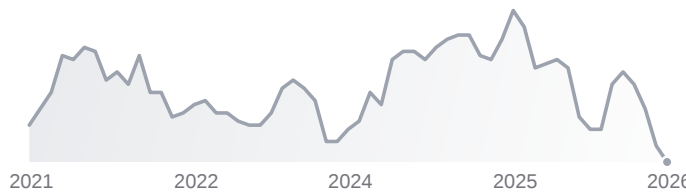
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

33 / 100

Sale prices

Median \$250K · Average \$314K

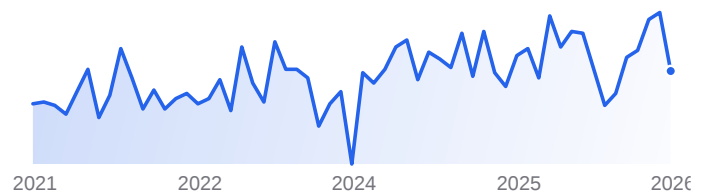
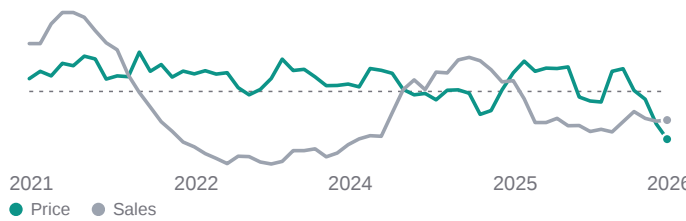


Growth (year over year)

Price -23.4% · Sales -14.1%

Price per square foot

\$170/ft²

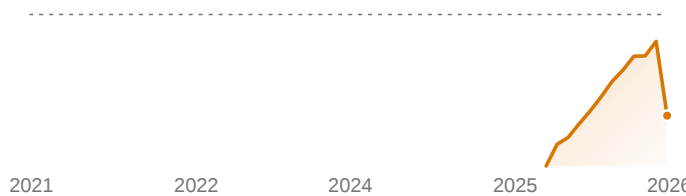


Sale premium vs estimated value

-3.2%

Annual turnover (share of homes sold)

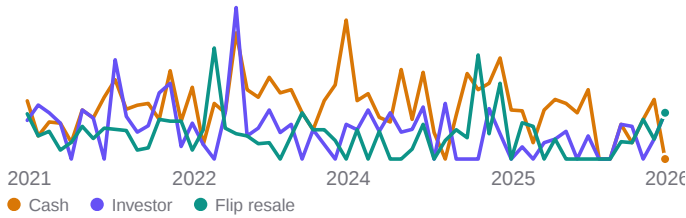
3.6%



BUYERS & OUTCOMES

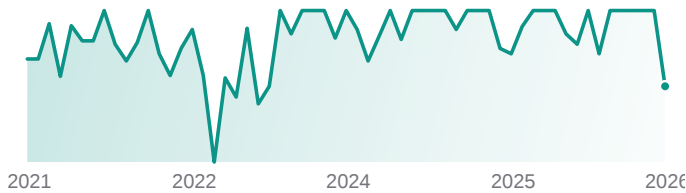
Buyer mix

Cash 0% · Investor 17% · Flip resale 17%



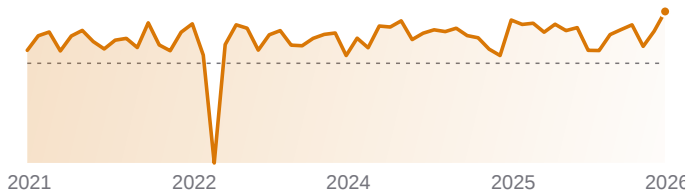
Sellers who sold at a gain

75%

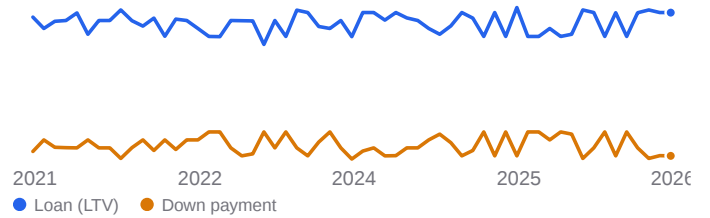


Median annualized return at resale

+8.7%

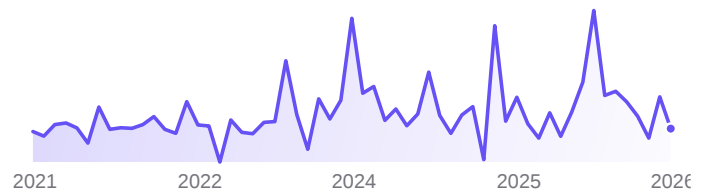


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



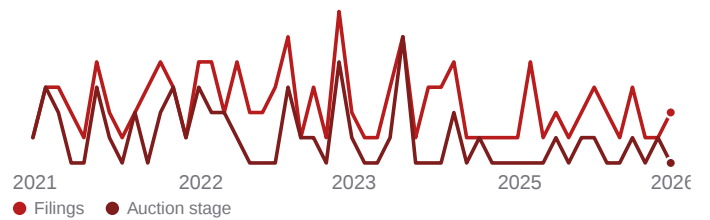
Typical hold before selling

4.6 yrs



Preforeclosure filings

Filings 2 · Auction stage 0



HOUSING STOCK

Homes	4,782
Median value (AVM)	\$382K
Median size	1,975 ft²
Median bedrooms	3
Median year built	1998
Single family	100%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	39%
Underwater (LTV 125% or more)	1.2%
Owner occupied	88%
Company owned	14%
Median loan-to-value	57%
Typical ownership tenure	11.5 yrs

COMMUNITY

Population	10,752
Density	346 / mi²
Median household income	\$120K
Average household income	\$141K
Crime index (US avg 100)	56
Air pollution index (US avg 100)	77
Earthquake index (US avg 100)	48
Homes occupied	97%
Bachelor's or higher	19%
Poverty rate	5.1%
Unemployment	1.8%
Average temp	50°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.