

Aurora 60506

ZIP code · IL · Illinois · Kane County · Aurora

SELLER'S MARKET

\$313K

MEDIAN SALE PRICE

+0.0%

1-YR CHANGE

570

SALES (12 MO)

\$299K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 65 / 100



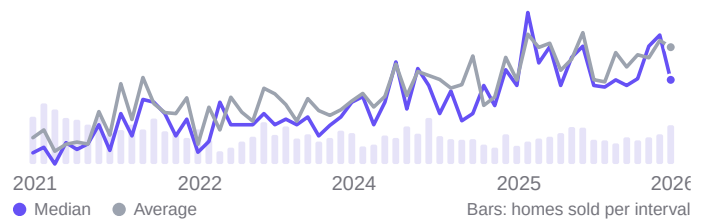
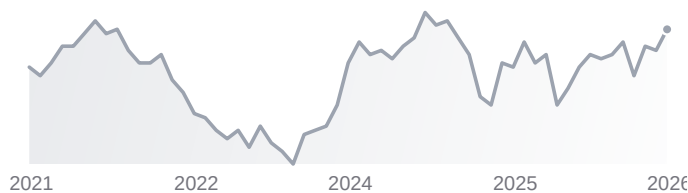
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

65 / 100

Sale prices

Median \$290K · Average \$319K

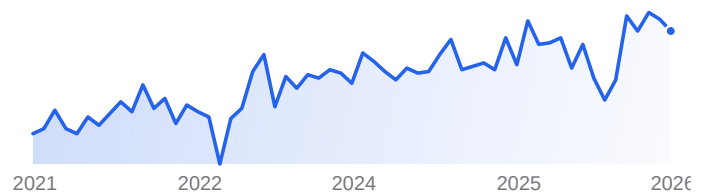
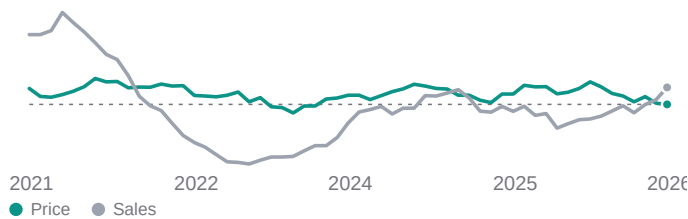


Growth (year over year)

Price +0.0% · Sales +11.5%

Price per square foot

\$207/ft²

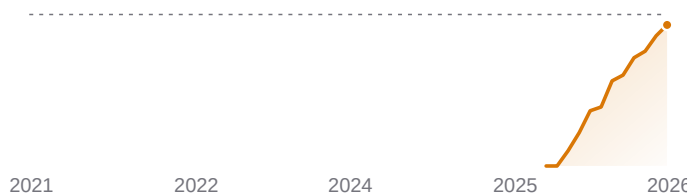


Sale premium vs estimated value

-0.3%

Annual turnover (share of homes sold)

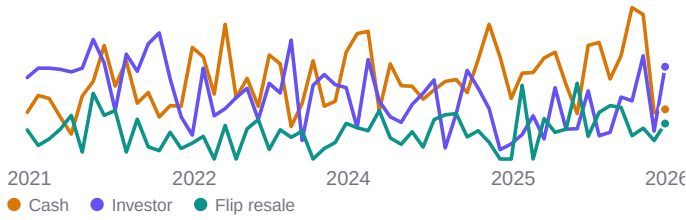
4.0%



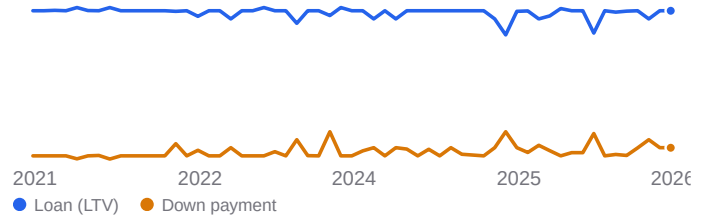
BUYERS & OUTCOMES

Buyer mix

Cash 11% · Investor 20% · Flip resale 7.8%

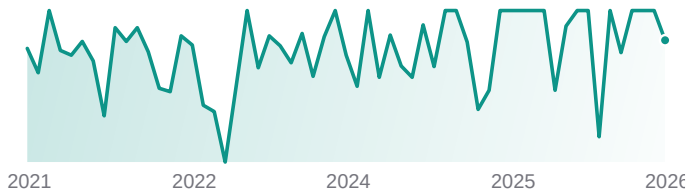


Financing (share of purchase price) Loan (LTV) 95% · Down payment 10%



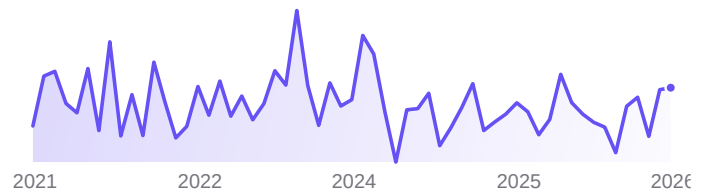
Sellers who sold at a gain

96%



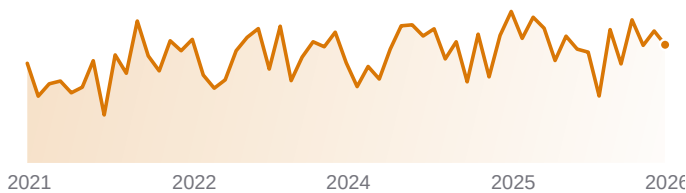
Typical hold before selling

9.5 yrs



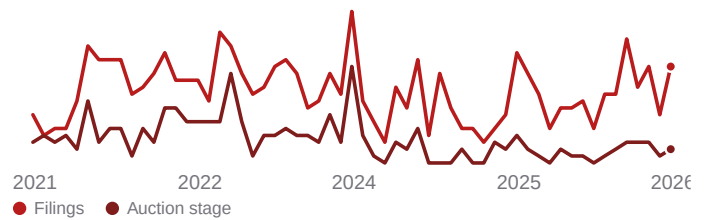
Median annualized return at resale

+5.9%



Preforeclosure filings

Filings 15 · Auction stage 3



HOUSING STOCK

Homes	14,186
Median value (AVM)	\$299K
Median size	1,495 ft²
Median bedrooms	3
Median year built	1962
Single family	100%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	45%
Underwater (LTV 125% or more)	1.4%
Owner occupied	82%
Company owned	14%
Median loan-to-value	54%
Typical ownership tenure	13.5 yrs

COMMUNITY

Population	54,851
Density	2,754 / mi²
Median household income	\$76K
Average household income	\$94K
Crime index (US avg 100)	106
Air pollution index (US avg 100)	96
Earthquake index (US avg 100)	59
Homes occupied	95%
Bachelor's or higher	18%
Poverty rate	11.5%
Unemployment	1.7%
Average temp	49°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.