

Batavia 60510

ZIP code · IL · Illinois · Kane County · Batavia

BALANCED MARKET

\$470K

MEDIAN SALE PRICE

-2.2%

1-YR CHANGE

432

SALES (12 MO)

\$474K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 56 / 100



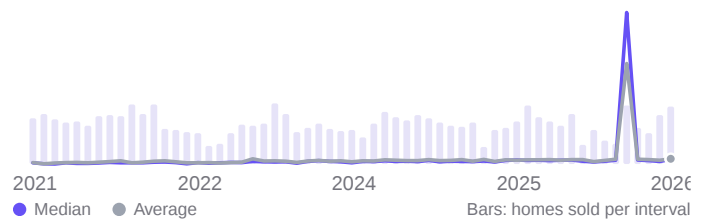
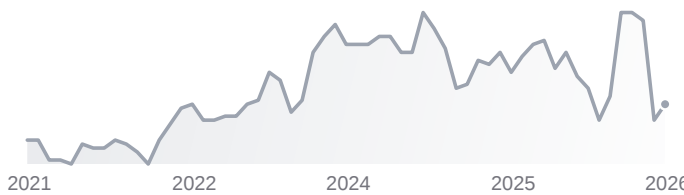
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

56 / 100

Sale prices

Median \$525K · Average \$552K

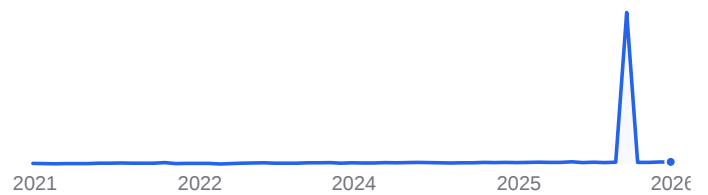
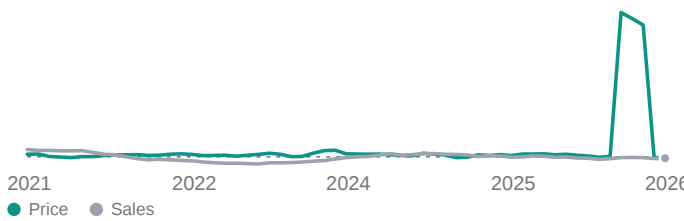


Growth (year over year)

Price -2.2% · Sales -5.9%

Price per square foot

\$254/ft²

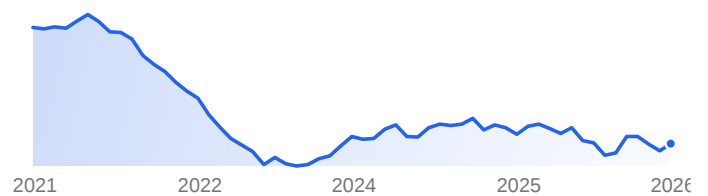


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

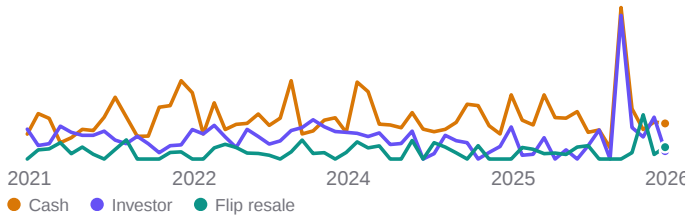
4.5%



BUYERS & OUTCOMES

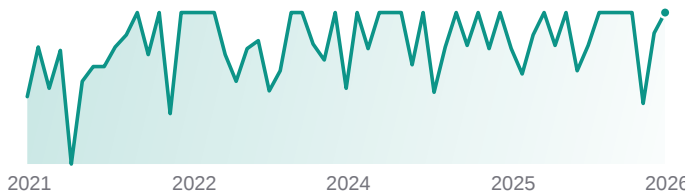
Buyer mix

Cash 17% · Investor 3.7% · Flip resale 5.6%



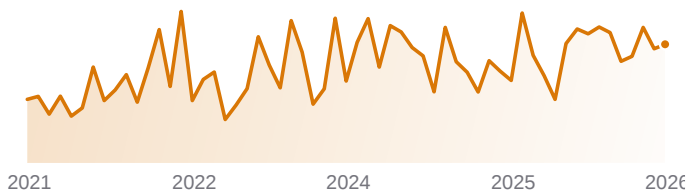
Sellers who sold at a gain

100%

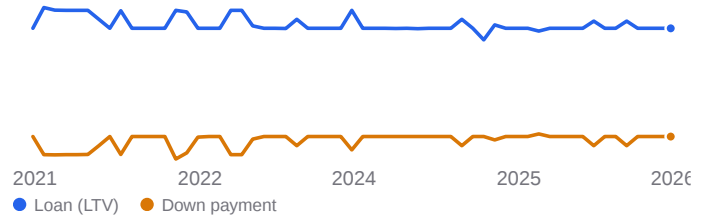


Median annualized return at resale

+5.6%

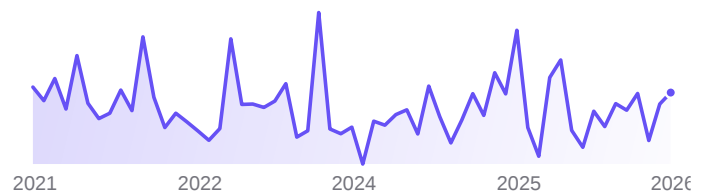


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



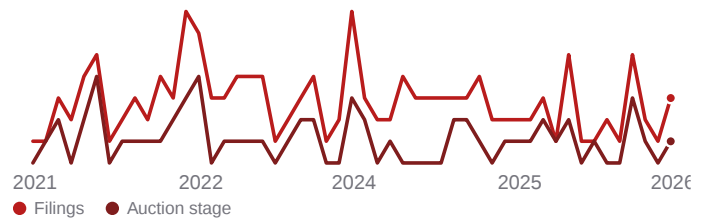
Typical hold before selling

9.7 yrs



Preforeclosure filings

Filings 3 · Auction stage 1



HOUSING STOCK

Homes	9,562
Median value (AVM)	\$474K
Median size	1,998 ft²
Median bedrooms	4
Median year built	1987
Single family	100%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	45%
Underwater (LTV 125% or more)	1.9%
Owner occupied	85%
Company owned	23%
Median loan-to-value	54%
Typical ownership tenure	13.0 yrs

COMMUNITY

Population	31,406
Density	1,587 / mi²
Median household income	\$121K
Average household income	\$148K
Crime index (US avg 100)	77
Air pollution index (US avg 100)	104
Earthquake index (US avg 100)	58
Homes occupied	96%
Bachelor's or higher	32%
Poverty rate	4.4%
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.