

Big Rock 60511

ZIP code · IL · Illinois · Kane County · Big Rock

BUYER'S MARKET

\$223K

MEDIAN SALE PRICE

-66.6%

1-YR CHANGE

25

SALES (12 MO)

\$327K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 38 / 100



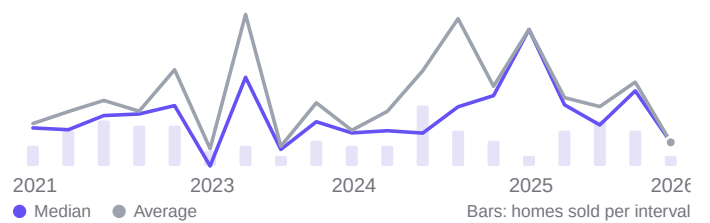
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

38 / 100

Sale prices

Median \$223K · Average \$223K

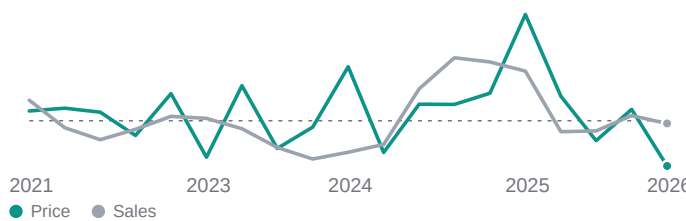


Growth (year over year)

Price -66.6% · Sales -3.8%

Price per square foot

\$255/ft²

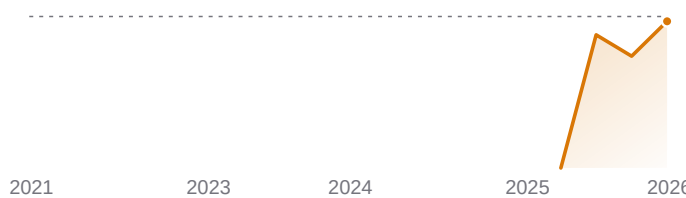


Sale premium vs estimated value

-0.8%

Annual turnover (share of homes sold)

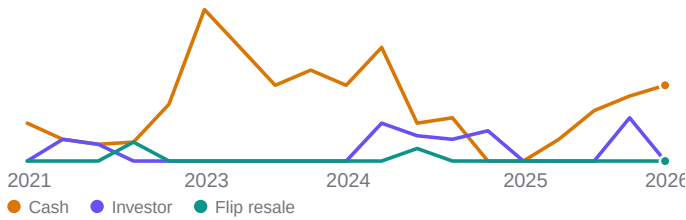
3.6%



BUYERS & OUTCOMES

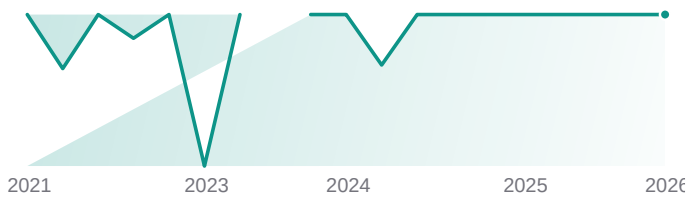
Buyer mix

Cash 50% · Investor 0% · Flip resale 0%



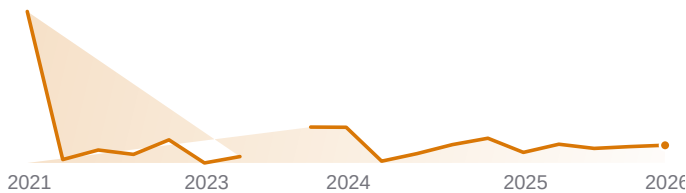
Sellers who sold at a gain

100%

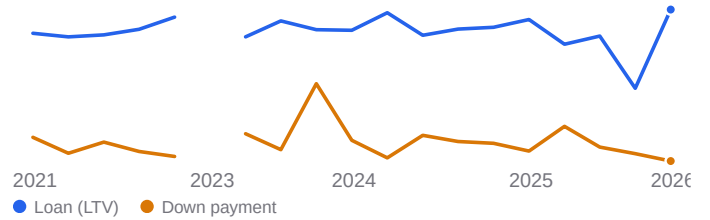


Median annualized return at resale

+6.0%

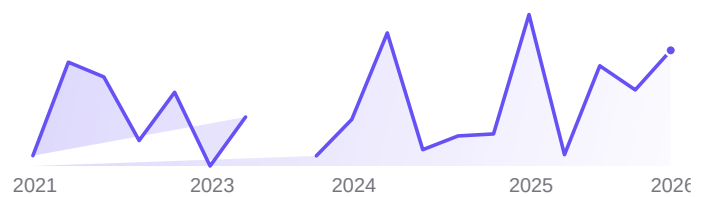


Financing (share of purchase price) Loan (LTV) 97% · Down payment 3.0%



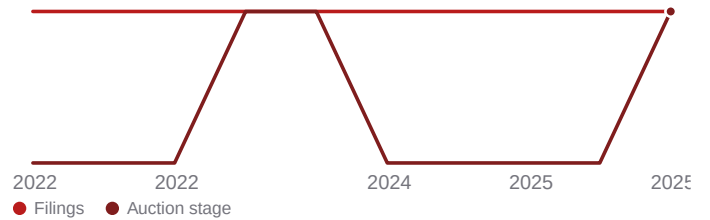
Typical hold before selling

16.9 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	701
Median value (AVM)	\$327K
Median size	1,951 ft²
Median bedrooms	3
Median year built	1974
Single family	99%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	41%
Underwater (LTV 125% or more)	7.3%
Owner occupied	78%
Company owned	26%
Median loan-to-value	62%
Typical ownership tenure	21.2 yrs

COMMUNITY

Population	1,680
Density	55 / mi²
Median household income	\$106K
Average household income	\$141K
Crime index (US avg 100)	101
Air pollution index (US avg 100)	84
Earthquake index (US avg 100)	54
Homes occupied	94%
Bachelor's or higher	21%
Poverty rate	4.0%
Unemployment	1.8%
Average temp	49°F
Annual precip	37 in
Sunshine	54%

Market metrics are derived from recorded arms-length deeds through April 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.