

Bristol 60512

ZIP code · IL · Illinois · Kendall County

BALANCED MARKET

\$474K

MEDIAN SALE PRICE

+6.4%

1-YR CHANGE

12

SALES (12 MO)

\$374K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 43 / 100



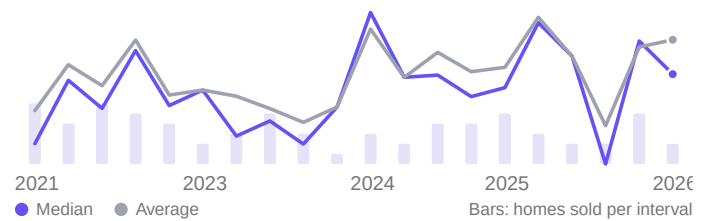
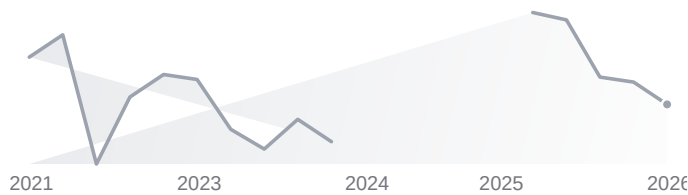
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

43 / 100

Sale prices

Median \$397K · Average \$494K

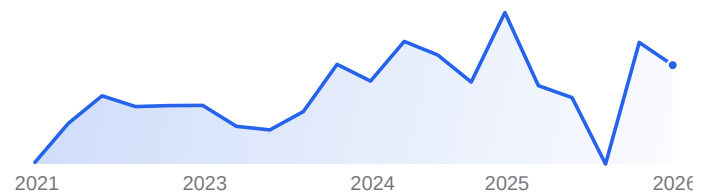


Growth (year over year)

Price +6.4% · Sales -25.0%

Price per square foot

\$222/ft²

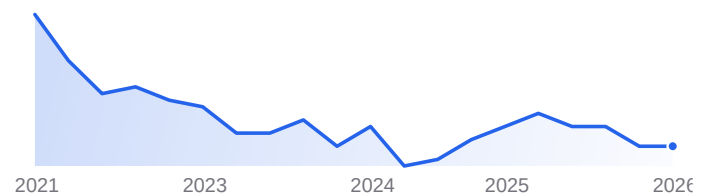


Sale premium vs estimated value

-0.3%

Annual turnover (share of homes sold)

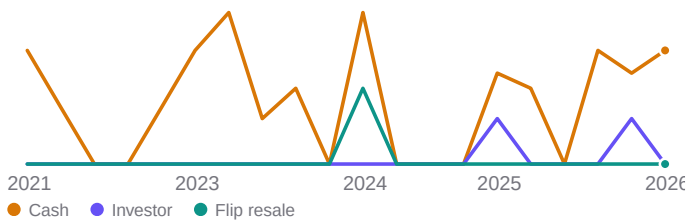
2.7%



BUYERS & OUTCOMES

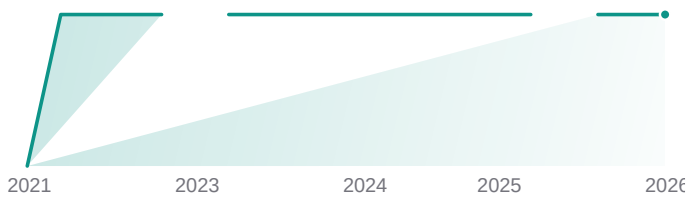
Buyer mix

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



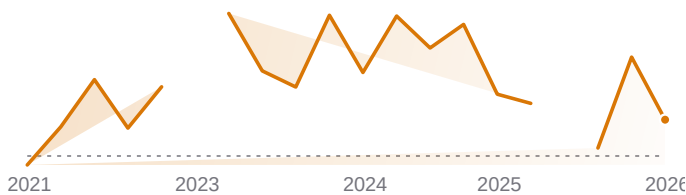
Sellers who sold at a gain

100%

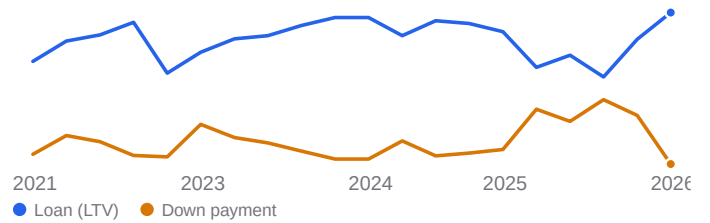


Median annualized return at resale

+2.5%

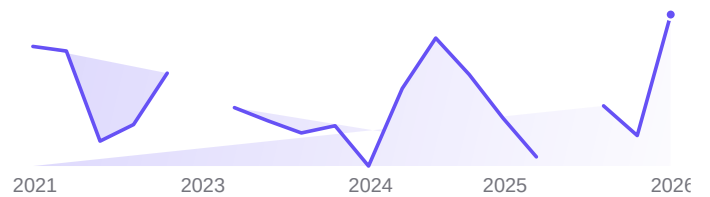


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



Typical hold before selling

25.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	449
Median value (AVM)	\$374K
Median size	1,900 ft²
Median bedrooms	3
Median year built	1971
Single family	98%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	49%
Underwater (LTV 125% or more)	1.5%
Owner occupied	87%
Company owned	17%
Median loan-to-value	51%
Typical ownership tenure	11.4 yrs

COMMUNITY

Population	2,509
Density	483 / mi²
Median household income	\$137K
Average household income	\$145K
Crime index (US avg 100)	83
Air pollution index (US avg 100)	86
Earthquake index (US avg 100)	55
Homes occupied	97%
Bachelor's or higher	31%
Poverty rate	2.3%
Unemployment	1.5%
Average temp	49°F
Annual precip	37 in
Sunshine	54%

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