

# Newark 60541

ZIP code · IL · Illinois > Kendall County > Newark

BUYER'S MARKET

**\$390K**

MEDIAN SALE PRICE

**+2.1%**

1-YR CHANGE

**39**

SALES (12 MO)

**\$377K**

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 39 / 100



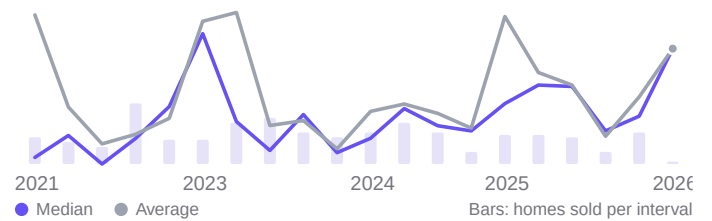
## MARKET TRENDS (5 YEARS)

Market temperature (0–100)

39 / 100

Sale prices

Median \$524K · Average \$524K

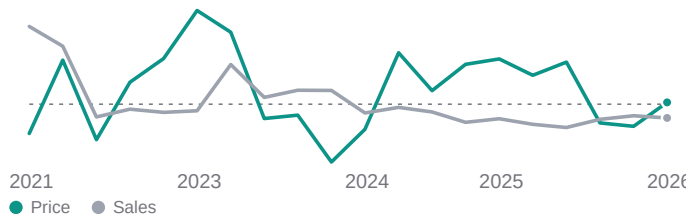


Growth (year over year)

Price +2.1% · Sales -15.2%

Price per square foot

\$379/ft²

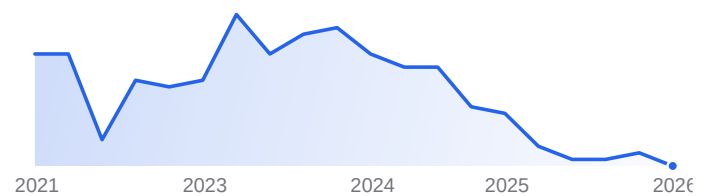


Sale premium vs estimated value

+79.2%

Annual turnover (share of homes sold)

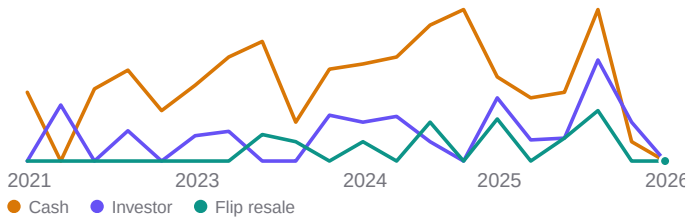
3.3%



## BUYERS & OUTCOMES

### Buyer mix

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



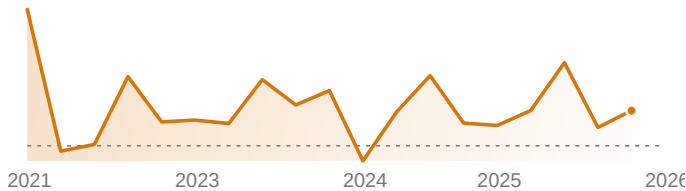
### Sellers who sold at a gain

87%

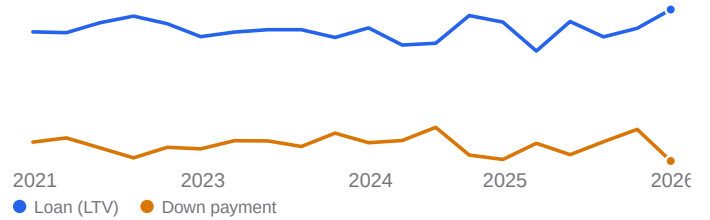


### Median annualized return at resale

+4.0%

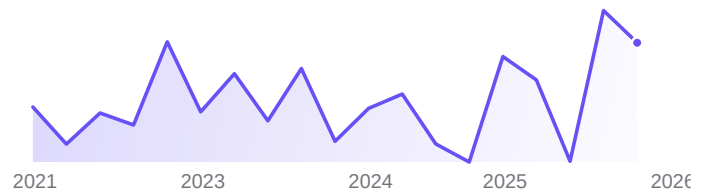


Financing (share of purchase price) Loan (LTV) 97% · Down payment 3.0%



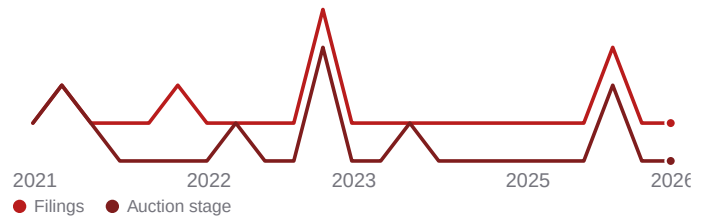
### Typical hold before selling

17.4 yrs



### Preforeclosure filings

Filings 1 · Auction stage 0



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 1,184     |
| Median value (AVM) | \$377K    |
| Median size        | 1,912 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1974      |
| Single family      | 83%       |

## EQUITY & OWNERSHIP

|                               |          |
|-------------------------------|----------|
| Equity rich (LTV 50% or less) | 49%      |
| Underwater (LTV 125% or more) | 3.0%     |
| Owner occupied                | 77%      |
| Company owned                 | 18%      |
| Median loan-to-value          | 51%      |
| Typical ownership tenure      | 10.5 yrs |

## COMMUNITY

|                                  |                 |
|----------------------------------|-----------------|
| Population                       | <b>3,891</b>    |
| Density                          | <b>45 / mi²</b> |
| Median household income          | <b>\$107K</b>   |
| Average household income         | <b>\$121K</b>   |
| Crime index (US avg 100)         | <b>115</b>      |
| Air pollution index (US avg 100) | <b>77</b>       |
| Earthquake index (US avg 100)    | <b>53</b>       |
| Homes occupied                   | <b>96%</b>      |
| Bachelor's or higher             | <b>18%</b>      |
| Poverty rate                     | <b>3.0%</b>     |
| Unemployment                     | <b>1.6%</b>     |
| Average temp                     | <b>49°F</b>     |
| Annual precip                    | <b>37 in</b>    |
| Sunshine                         | <b>54%</b>      |

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.