

North Aurora 60542

ZIP code · IL · Illinois · Kane County · North Aurora

SELLER'S MARKET

\$422K

MEDIAN SALE PRICE

+13.5%

1-YR CHANGE

283

SALES (12 MO)

\$393K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 79 / 100

Buyer's market

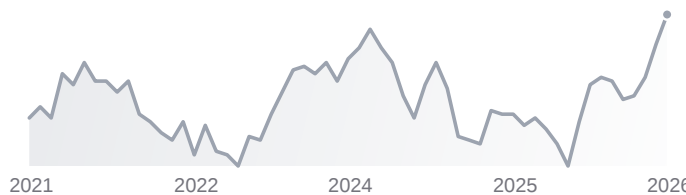
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

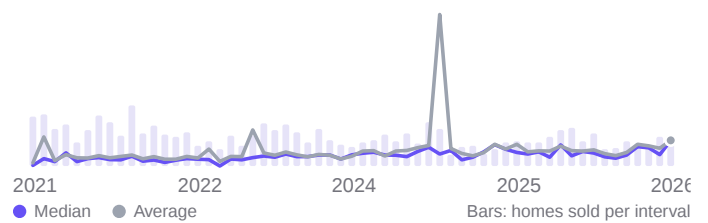
Market temperature (0–100)

79 / 100



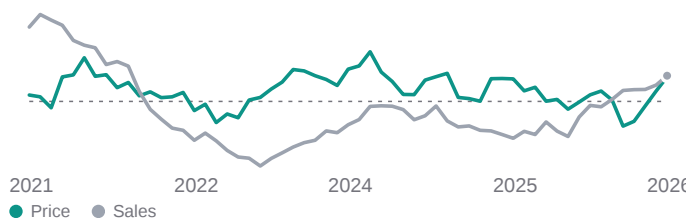
Sale prices

Median \$490K · Average \$492K



Growth (year over year)

Price +13.5% · Sales +14.1%



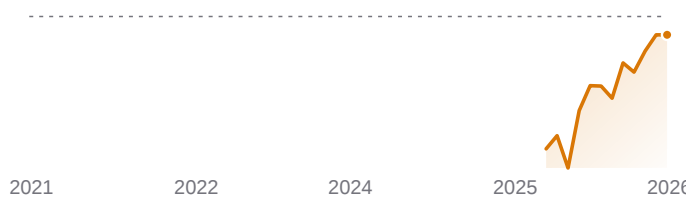
Price per square foot

\$201/ft²



Sale premium vs estimated value

-0.5%



Annual turnover (share of homes sold)

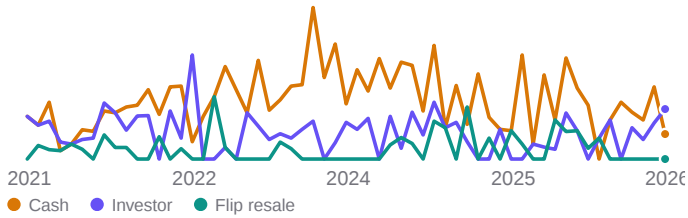
4.5%



BUYERS & OUTCOMES

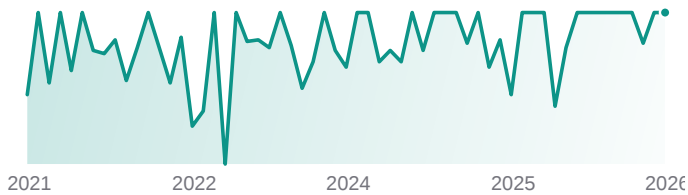
Buyer mix

Cash 8.0% · Investor 16% · Flip resale 0%



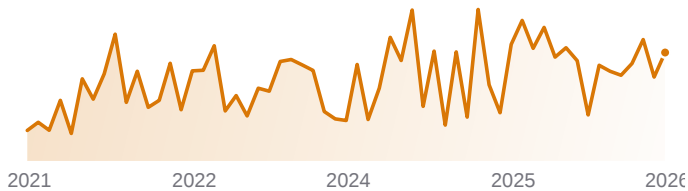
Sellers who sold at a gain

100%

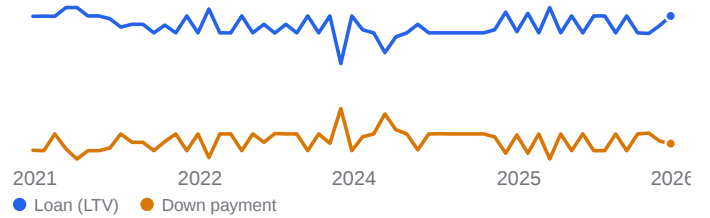


Median annualized return at resale

+6.2%

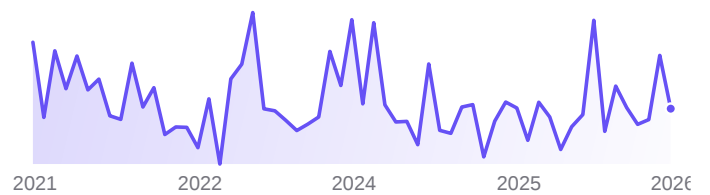


Financing (share of purchase price) Loan (LTV) 90% · Down payment 14%



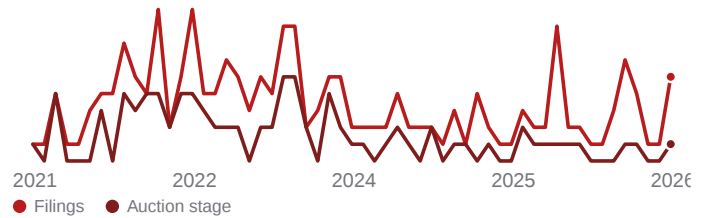
Typical hold before selling

8.3 yrs



Preforeclosure filings

Filings 5 · Auction stage 1



HOUSING STOCK

Homes	6,317
Median value (AVM)	\$393K
Median size	1,776 ft²
Median bedrooms	3
Median year built	1995
Single family	100%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	45%
Underwater (LTV 125% or more)	1.0%
Owner occupied	86%
Company owned	18%
Median loan-to-value	54%
Typical ownership tenure	11.2 yrs

COMMUNITY

Population	13,549
Density	1,450 / mi²
Median household income	\$101K
Average household income	\$135K
Crime index (US avg 100)	88
Air pollution index (US avg 100)	97
Earthquake index (US avg 100)	54
Homes occupied	95%
Bachelor's or higher	25%
Poverty rate	6.4%
Unemployment	1.6%
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.