

Sandwich 60548

ZIP code · IL · Illinois · DeKalb County · Sandwich

BALANCED MARKET

\$392K

MEDIAN SALE PRICE

+29.6%

1-YR CHANGE

142

SALES (12 MO)

\$318K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 58 / 100

Buyer's market

Balanced

Seller's market

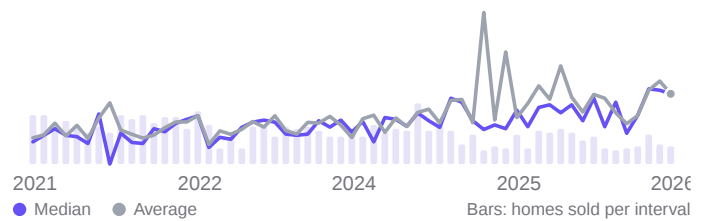
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

58 / 100

Sale prices

Median \$381K · Average \$381K

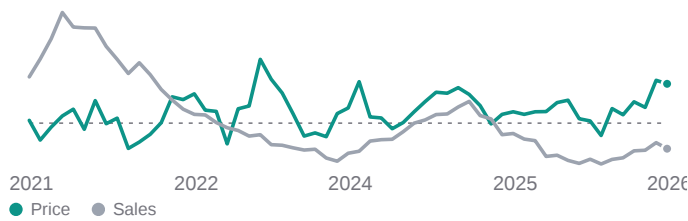


Growth (year over year)

Price +29.6% · Sales -19.3%

Price per square foot

\$190/ft²

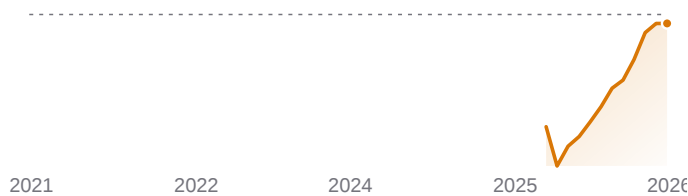


Sale premium vs estimated value

-0.5%

Annual turnover (share of homes sold)

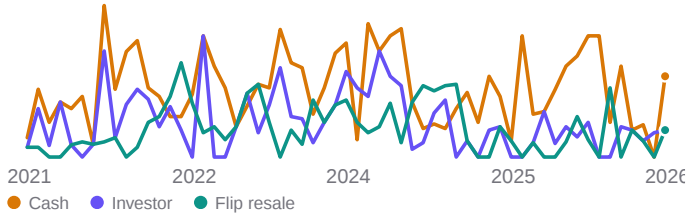
3.7%



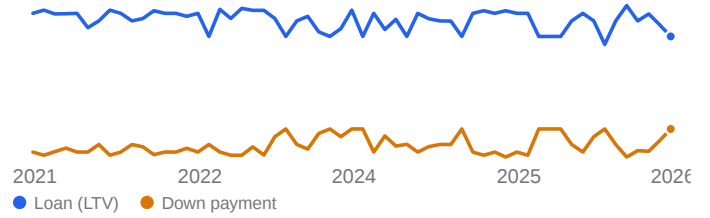
BUYERS & OUTCOMES

Buyer mix

Cash 33% · Investor 11% · Flip resale 11%

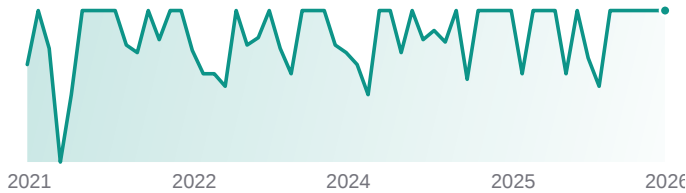


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



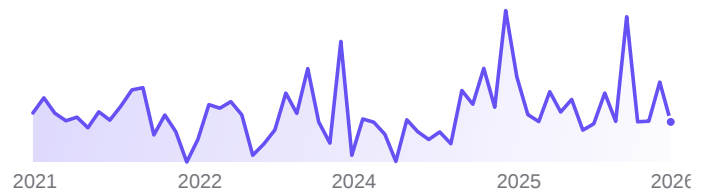
Sellers who sold at a gain

100%



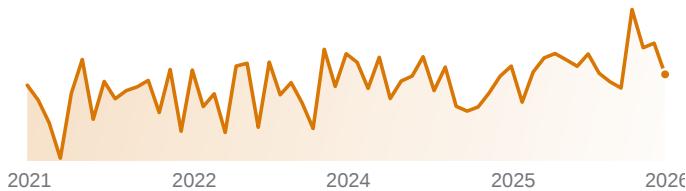
Typical hold before selling

4.3 yrs



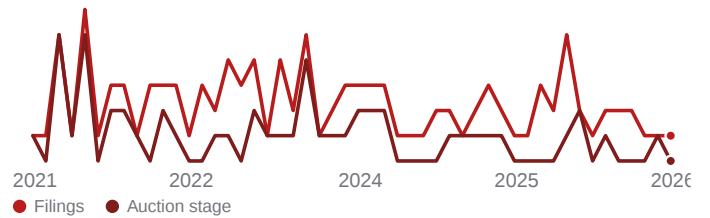
Median annualized return at resale

+6.7%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	3,840
Median value (AVM)	\$318K
Median size	1,676 ft²
Median bedrooms	3
Median year built	1990
Single family	96%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	48%
Underwater (LTV 125% or more)	2.0%
Owner occupied	86%
Company owned	13%
Median loan-to-value	52%
Typical ownership tenure	11.1 yrs

COMMUNITY

Population	11,564
Density	289 / mi²
Median household income	\$87K
Average household income	\$105K
Crime index (US avg 100)	64
Air pollution index (US avg 100)	79
Earthquake index (US avg 100)	52
Homes occupied	94%
Bachelor's or higher	14%
Poverty rate	8.2%
Unemployment	1.8%
Average temp	49°F
Annual precip	37 in
Sunshine	53%

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.