

Shabbona 60550

ZIP code · IL · Illinois › DeKalb County › Shabbona

BALANCED MARKET

\$412K

MEDIAN SALE PRICE

23

SALES (12 MO)

\$240K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 49 / 100



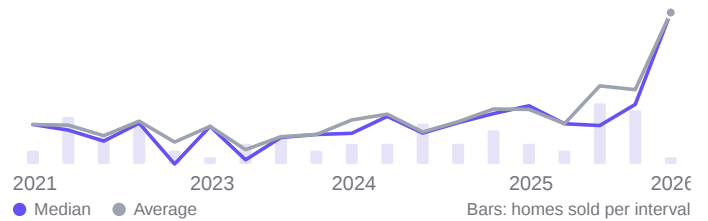
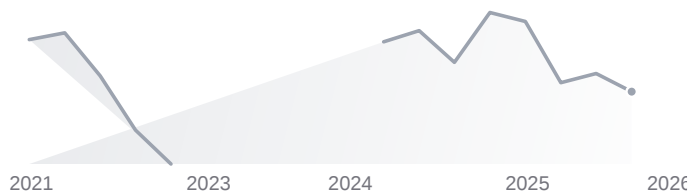
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

49 / 100

Sale prices

Median \$740K · Average \$740K

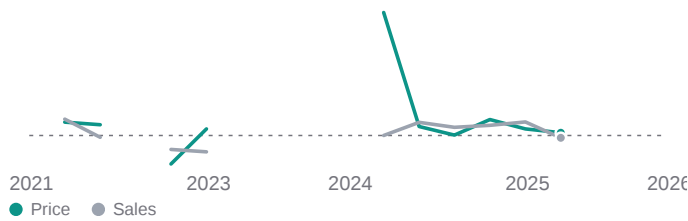


Growth (year over year)

Price +8.3% · Sales -7.1%

Sale premium vs estimated value

+192.5%



Annual turnover (share of homes sold)

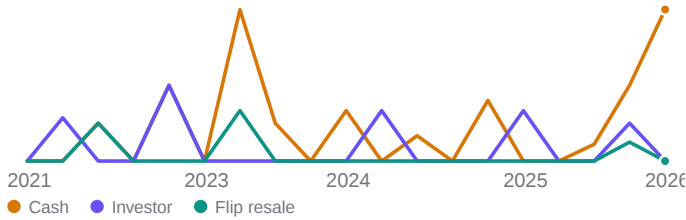
4.9%



BUYERS & OUTCOMES

Buyer mix

Cash 100% · Investor 0% · Flip resale 0%



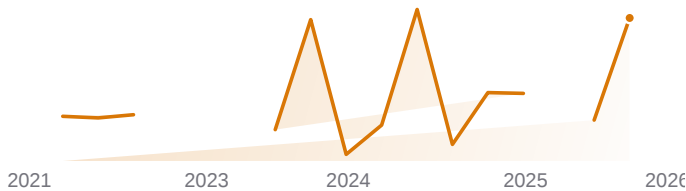
Sellers who sold at a gain

72%

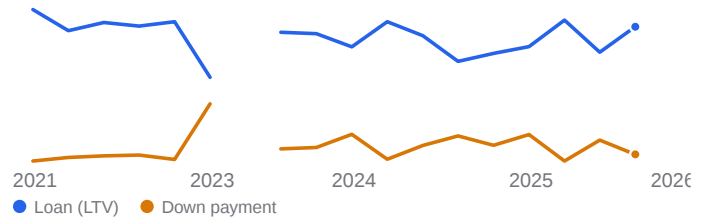


Median annualized return at resale

+19.4%

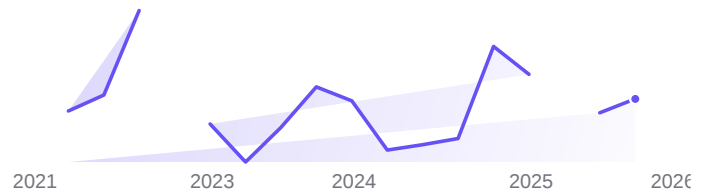


Financing (share of purchase price) Loan (LTV) 94% · Down payment 6.4%



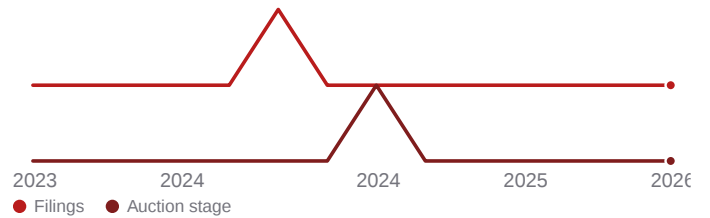
Typical hold before selling

6.3 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	470
Median value (AVM)	\$240K
Median size	1,390 ft²
Median bedrooms	3
Median year built	1958
Single family	82%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	44%
Underwater (LTV 125% or more)	2.8%
Owner occupied	80%
Company owned	20%
Median loan-to-value	56%
Typical ownership tenure	11.7 yrs

COMMUNITY

Population	1,103
Density	27 / mi²
Median household income	\$85K
Average household income	\$94K
Crime index (US avg 100)	140
Air pollution index (US avg 100)	89
Earthquake index (US avg 100)	45
Homes occupied	92%
Bachelor's or higher	17%
Poverty rate	8.2%
Unemployment	1.6%
Average temp	48°F
Annual precip	37 in
Sunshine	52%

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.