

Yorkville 60560

ZIP code · IL · Illinois > Kendall County > Yorkville

BALANCED MARKET

\$413K

MEDIAN SALE PRICE

+5.4%

1-YR CHANGE

507

SALES (12 MO)

\$410K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 48 / 100



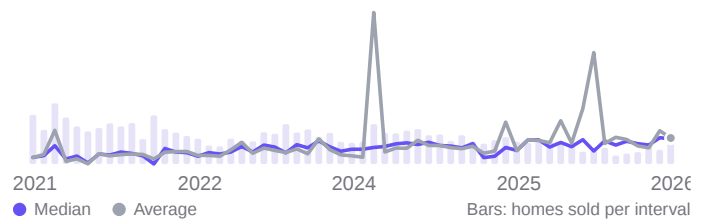
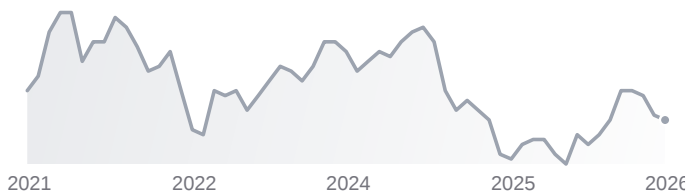
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

48 / 100

Sale prices

Median \$425K · Average \$431K

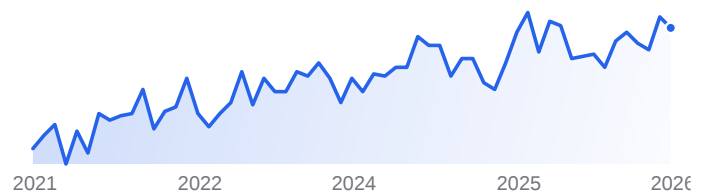
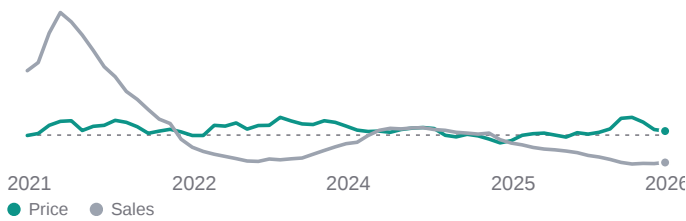


Growth (year over year)

Price +5.4% · Sales -36.4%

Price per square foot

\$197/ft²

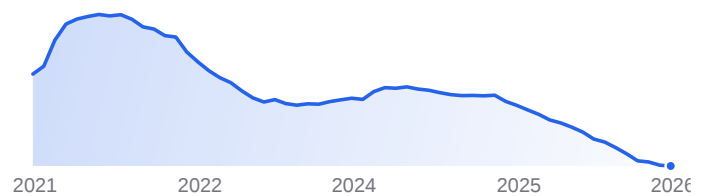
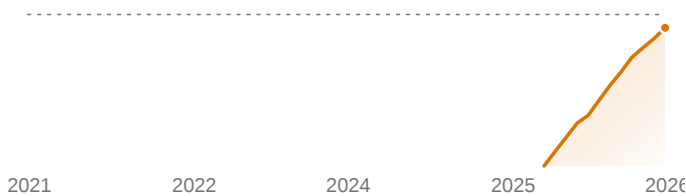


Sale premium vs estimated value

-0.3%

Annual turnover (share of homes sold)

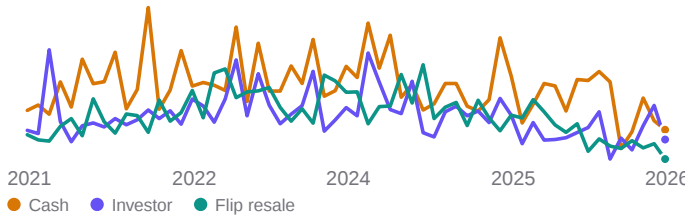
4.7%



BUYERS & OUTCOMES

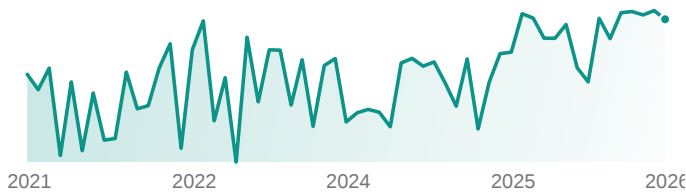
Buyer mix

Cash 10% · Investor 6.9% · Flip resale 0%



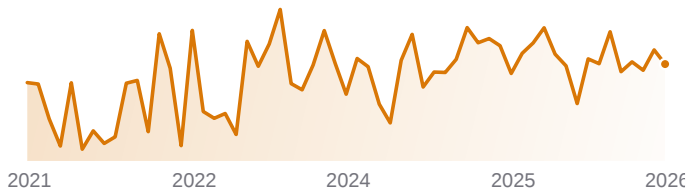
Sellers who sold at a gain

94%

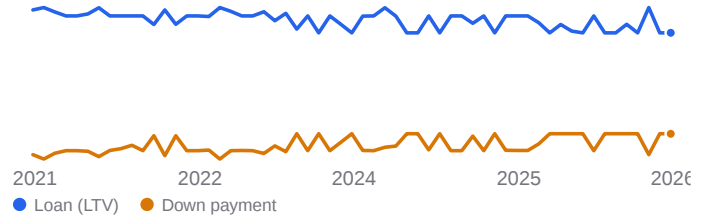


Median annualized return at resale

+5.5%

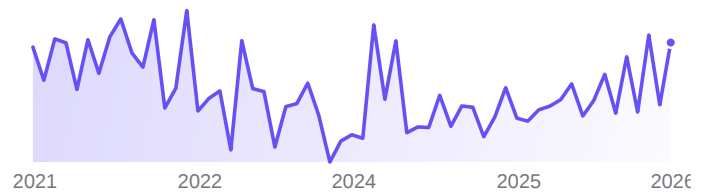


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



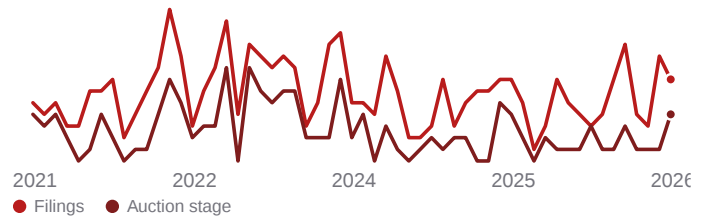
Typical hold before selling

8.7 yrs



Preforeclosure filings

Filings 7 · Auction stage 4



HOUSING STOCK

Homes	10,729
Median value (AVM)	\$410K
Median size	2,056 ft²
Median bedrooms	3
Median year built	2005
Single family	92%
Condos	6.7%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	40%
Underwater (LTV 125% or more)	1.4%
Owner occupied	81%
Company owned	16%
Median loan-to-value	58%

Typical ownership tenure

7.7 yrs

COMMUNITY

Population	27,854
Density	352 / mi²
Median household income	\$108K
Average household income	\$121K
Crime index (US avg 100)	103
Air pollution index (US avg 100)	81
Earthquake index (US avg 100)	51
Homes occupied	97%
Bachelor's or higher	21%
Poverty rate	3.9%
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.