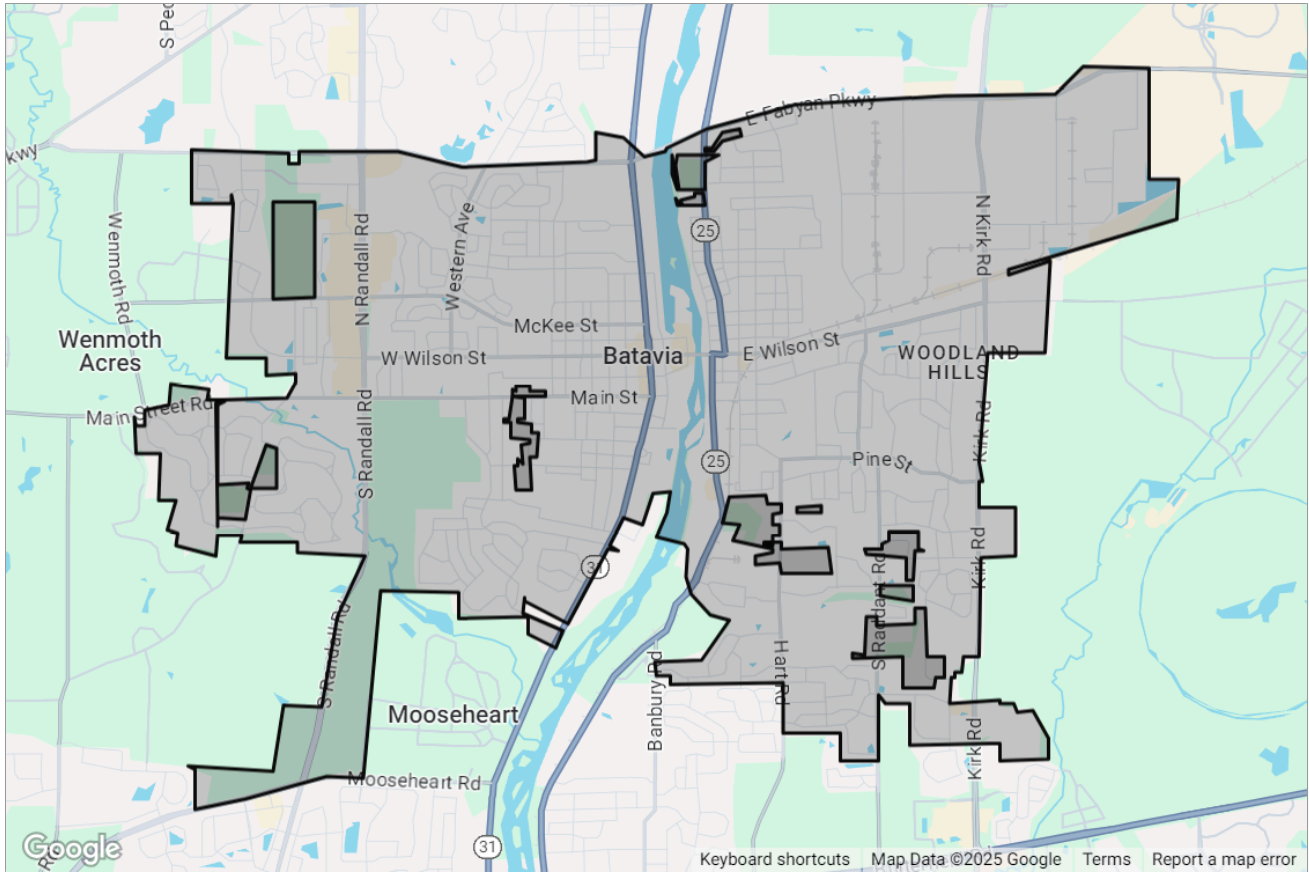


NEIGHBORHOOD REPORT

Batavia, Illinois



Presented by

Nicholas Kein | SRES



Work: (630) 405-3855 | Mobile: (630) 405-3855

Other 1: nick@Kombrink.com

Office: www.onesourcesells.com

Neighborhood: Housing Stats and Charts

	Batavia	Kane County	Illinois	USA
Median Estimated Home Value	\$453K	\$371K	\$320K	\$367K
Estimated Home Value 12-Month Change	+4.3%	+6.3%	+5.7%	+2.1%
Median List Price	\$538K	\$405K	\$299K	—
List Price 1-Month Change	+7.8%	+1.3%	-0.3%	—
List Price 12-Month Change	+19.6%	+1.5%	+3.5%	—
Median Home Age	50	46	46	44
Own	77%	75%	67%	65%
Rent	23%	25%	33%	35%
\$ Value of All Buildings for which Permits Were Issued	—	\$545M	\$4.52B	\$365B
% Change in Permits for All Buildings	—	+35%	-2%	-6%
% Change in \$ Value for All Buildings	—	+74%	-5%	-5%

Median Sales Price vs. Sales Volume

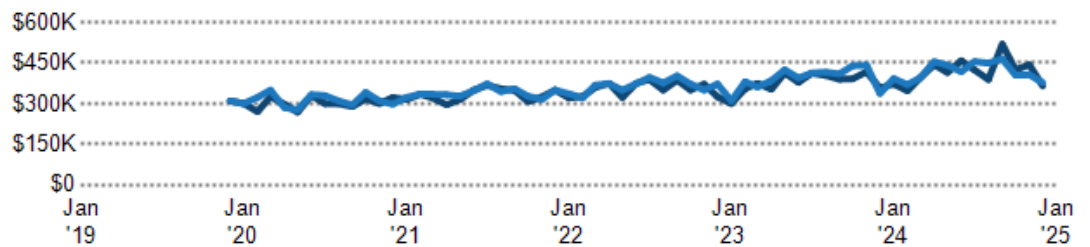
This chart compares the listings and public records sales price trend and sales volume for homes in an area.

Data Source: Public Record and Listing data

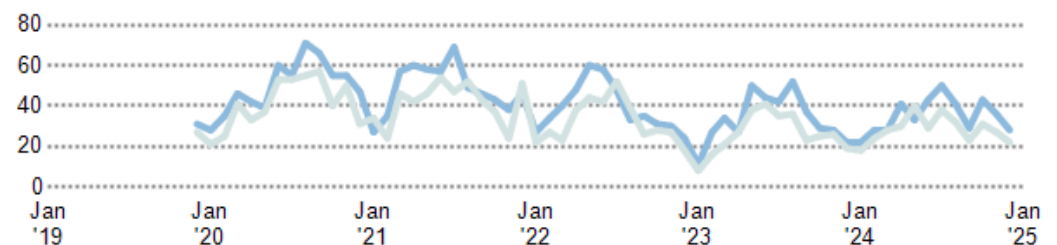
Update Frequency: Monthly

- Median Sales Price Public Records
- Median Sales Price Listings
- Sales Volume Public Records
- Sales Volume Listings

Median Sales Price



Sales Volume



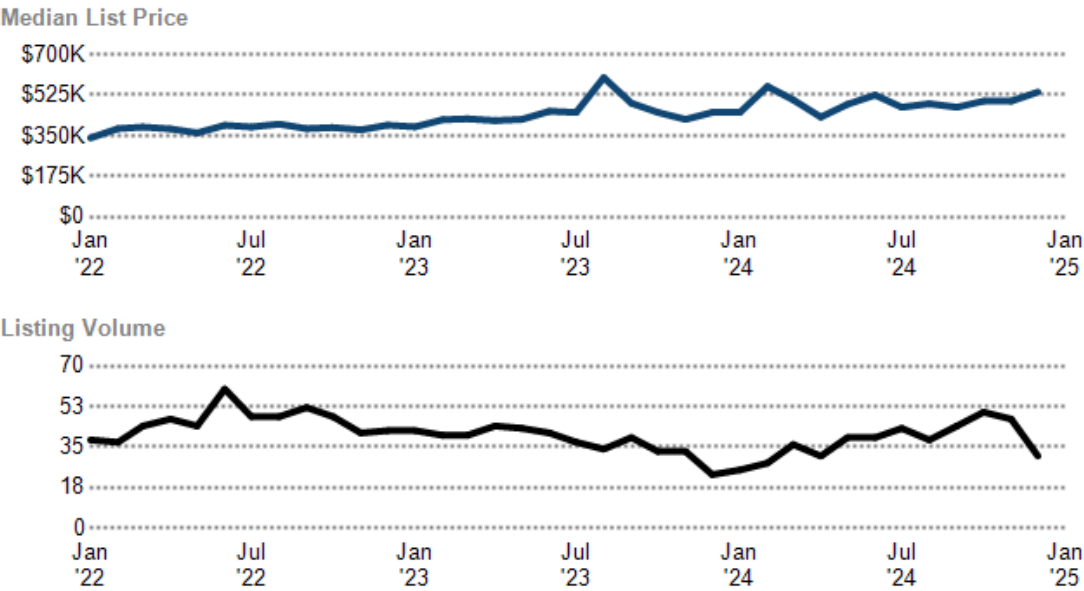
Median Listing Price vs. Listing Volume

This chart compares the listings and public records sales price trend and sales volume for homes in an area.

Data Source: Public Record and Listing data

Update Frequency: Monthly

- Median List Price
- Listing Volume



Price Range of Comps Sold

This chart shows the distribution of homes reported sold in the past three months within different price ranges in the area of your search. The amount shown for the subject property is sold data where available, or the property's estimated value when sales data is unavailable (such as a non-disclosure state) or provided in range format.

Data Source: Public records data

Update Frequency: Daily

- Sales Count By Price Range



Price per Square Foot of Comps Sold

This chart shows the distribution of homes reported sold in the past three months at different prices per square foot.

Data Source: Public records data

Update Frequency: Daily

- Sales Count By Price Per Sq Ft

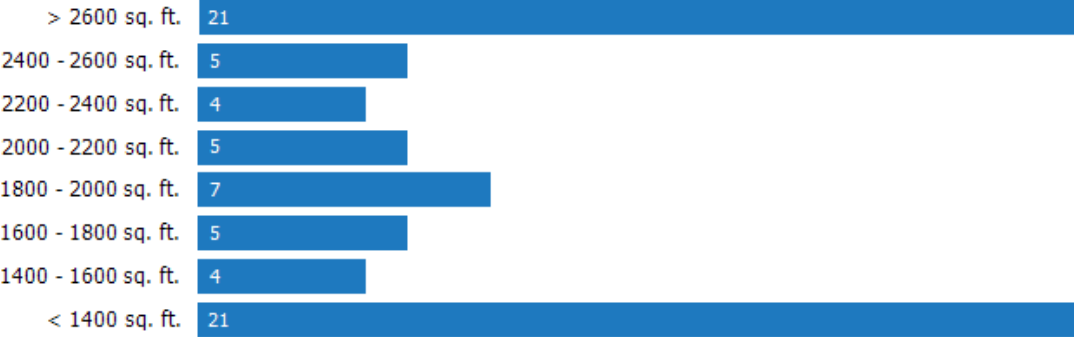


Size of Homes Sold

This chart shows the distribution of homes reported sold in the past three months of different sizes in the area of your search.

Data Source: Public records data
Update Frequency: Daily

 Sales Count By Living Area



Age Range of Comps Sold

This chart shows the distribution of homes reported sold in the past three months of different age ranges in the area of your search.

Data Source: Public records data
Update Frequency: Daily


 Sales Count by Age of House



Number of Bedrooms in Homes Sold

This chart shows the distribution of homes reported sold in the past three months, compared by the number of bedrooms, in the area of your search.

Data Source: Public records data
Update Frequency: Daily

 Sales Count by Bedroom



Neighborhood: People Stats and Charts

	Batavia	Kane County	Illinois	USA
Population	26.4K	517K	12.8M	331M
Population Density per Sq Mi	2.46K	996	230	93.6
Population Change since 2020	+0.4%	0%	-0.7%	+1.8%
Median Age	39	38	39	39
Male / Female Ratio	50%	50%	49%	50%

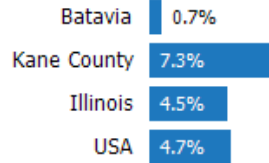
Education Levels of Population

This chart shows the educational achievement levels of adults in an area, compared with other geographies.

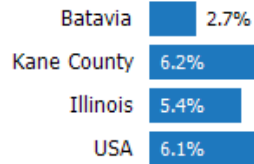
Data Source: U.S. Census American Community Survey via Esri, 2021

Update Frequency: Annually

Less Than 9th Grade



9-12th Grade/No Diploma



High School Graduate



Associate Degree



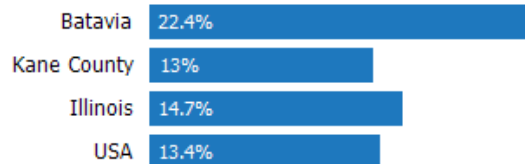
Bachelor's Degree



At Least a College Education



Grad/Professional Degree



Population of Children by Age Group

This chart shows the distribution of the population of children by age range — from birth to 17 — in the area of your search.

Data Source: U.S. Census
Update Frequency: Annually

 Batavia

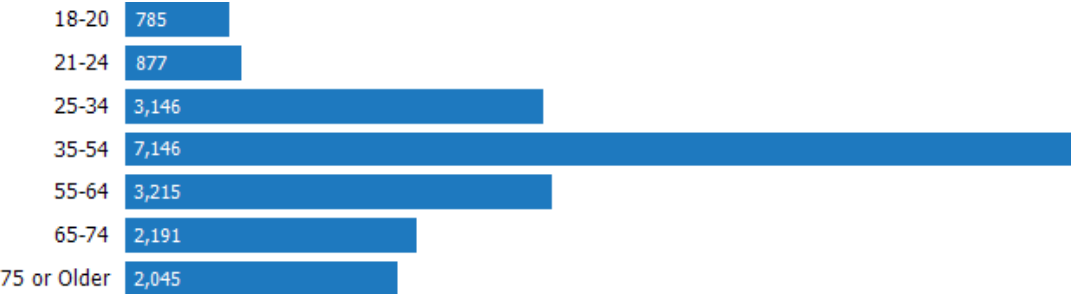


Population of Adults by Age Group

This chart shows the distribution of the population of adults by age range — from 18 to 75-plus — in the area of your search.

Data Source: U.S. Census
Update Frequency: Annually

 Batavia



Households With Children

This chart shows the distribution of households with children, categorized by marital status, in the area of your search.

Data Source: U.S. Census
Update Frequency: Annually

 Batavia

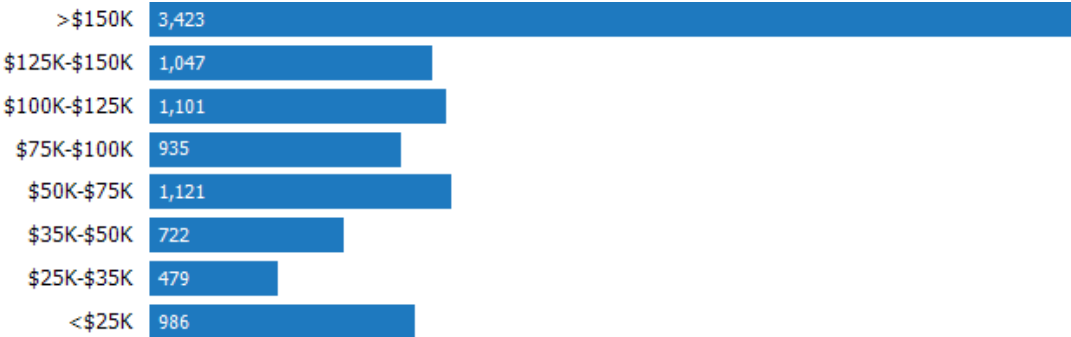


Household Income Brackets

This chart shows annual household income levels within an area.

Data Source: U.S. Census
Update Frequency: Annually

 Batavia




Presidential Voting Pattern

This chart shows how residents of a county voted in the 2020 presidential election.

Data Source: USElectionAtlas.org

Update Frequency: Quadrennially

 Kane County

Votes Democrat 49.7%

Votes Republican 48.6%

Neighborhood: Economic Stats and Charts

	Batavia	Kane County	Illinois	USA
Income Per Capita	\$52,850	\$44,523	\$43,198	\$41,261
Median Household Income	\$113,824	\$96,400	\$78,433	\$75,149
Unemployment Rate	4.3%	4.7%	5.2%	4.3%
Unemployment Number	596	12.6K	339K	7.16M
Employment Number	13.2K	254K	6.23M	—
Labor Force Number	13.8K	267K	6.57M	168M

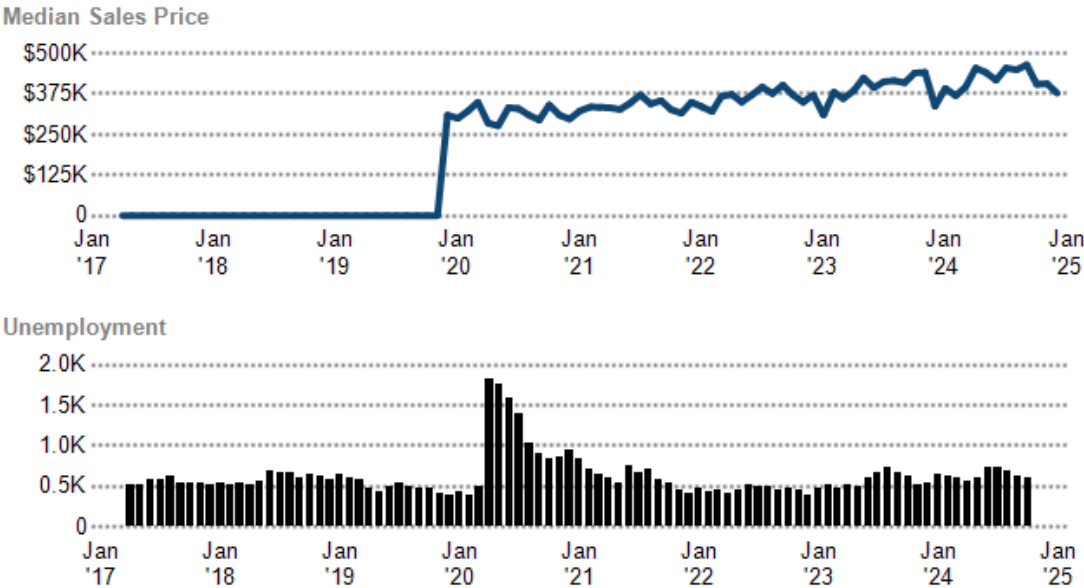
Median Sales Price vs. Unemployment

This chart shows the relationship between employment and home prices in a metro area. Employment is a good measure of the strength of the local economy. Generally speaking, the better the job market, the more likely home prices are rising.

Data Source: Moody's Analytics: economy.com

Update Frequency: Monthly

- Median Sales Price
- Unemployment



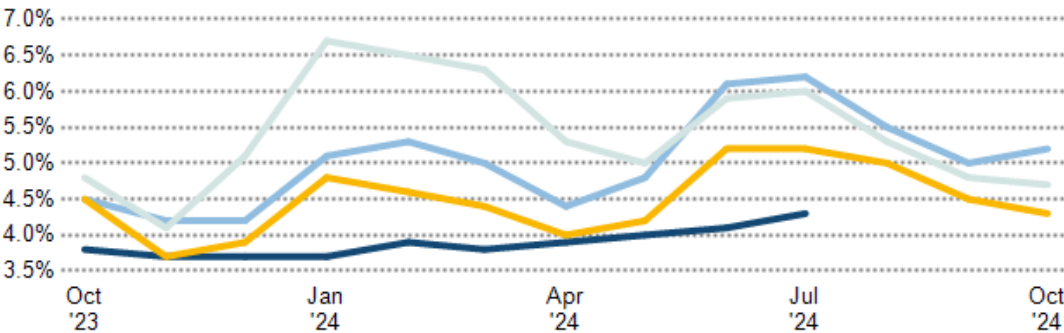
Unemployment Rate

This chart shows the unemployment trend in the area of your search. The unemployment rate is an important driver behind the housing market.

Data Source: Bureau of Labor Statistics

Update Frequency: Monthly

- Batavia
- Kane County
- Illinois
- USA



Occupational Categories

This chart shows categories of employment within an area.
 Data Source: U.S. Census
 Update Frequency: Annually



Neighborhood: Quality of Life Stats and Charts

Quality of Life in 60510

	Batavia	Kane County	Illinois	USA
Elevation (in feet)	811	811	621	—
Annual Rainfall (in inches)	35.01	35.01	37.32	—
Annual Snowfall (in inches)	30.05	33.69	23.41	—
Days of Full Sun (per year)	83	83	93	—
Travel Time to Work (in minutes)	30	29	28	27
Water Quality - Health Violations	—	0	—	—
Water Quality - Monitoring and Report Violations	—	1	—	—
Superfund Sites	0	2	77	2,466
Brownfield Sites	No	Yes	Yes	—

Average Commute Time

This chart shows average commute times to work, in minutes, by percentage of an area's population.

Data Source: U.S. Census

Update Frequency: Annually



Batavia

How People Get to Work

This chart shows the types of transportation that residents of the area you searched use for their commute.

Data Source: U.S. Census

Update Frequency: Annually



Batavia

Average Monthly Temperature

This chart shows average temperatures in the area you searched.

Data Source: NOAA

Update Frequency: Annually



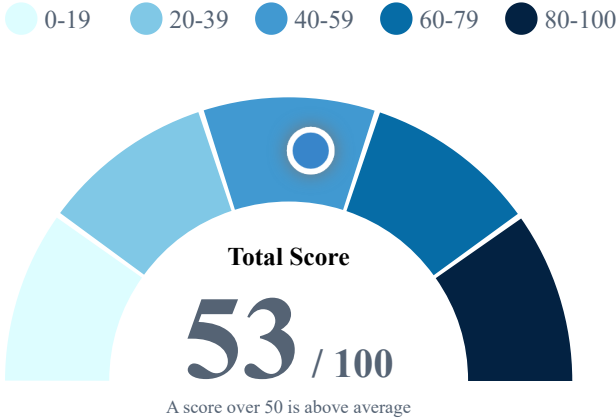
Batavia

AARP Livability™ Index for 60510

This chart rates the overall livability of a selected ZIP code on a scale from 0 to 100. AARP Livability™ is a trademark of AARP Inc.

Data Source: [AARP](#)

Update Frequency: Annual



Housing	35
Affordability & Access	
Neighborhood	58
Access to Life, Work & Play	
Transportation	48
Safe & Convenient Options	
Environment	55
Clean Air & Water	
Health	61
Prevention, Access & Quality	
Engagement	44
Civic & Social Involvement	
Opportunity	67
Inclusion & Possibilities	