

Elk Grove Residential Narrative

Elk Grove Township is made up of almost 29,000 Residential parcels. There are almost 18,000 regression parcels (single family homes) and over 10,500 Residential Condominium parcels. The single-family home had an average increase of 23% and the Residential Condos had an average increase of 33%.

The Residential Condos have an average value of \$187K and an average increase of 33%. Almost 2/3s of all Residential Condos can be found in 3 neighborhoods 11,30, and 61. Neighborhood 11, the Southern portion of Rolling Meadows and Arlington Heights, make up almost 1/3 of all Residential Condos, had an average value of \$157K and an average increase of 32%. Neighborhood 30, Eastern Central part of Arlington Heights and Western Central part of Mount Prospect, has 1,246 condo units, with an average value \$211K and had average increase of almost 29%. Neighborhood 61, Western portion of Elk Grove Village, has 1,301 condo units, with an average value of \$223K and an average increase of 37%.

The three Classes of homes make up almost 75% of all of the housing stock in Elk Grove. The medium sized one-story home (2-03s) is the largest class, 7,875 homes, that is almost 45% of the homes. They have an average value of \$360K and an average increase of 19%. The next larger group of homes is the newer larger 2-story homes (2-78s), there are 2,807, they have an average value of \$571K and had an average increase of 34%. The next group is the split level homes (2-34s), with 2,505 parcels, have an average value of \$412K and an average increase of 23%.

Neighborhood 10 is the mostly the Southern part of Arlington Heights and has 2,046 parcels. The neighborhood had an average value of \$554K and an average increase of 31%. Almost half of the property type is the larger, newer 2-story home, that has an average increase of 37% and an average value of \$615K.

Neighborhood 11 is the most Southern part of Rolling Meadows and Arlington Heights and has 382 parcels. The neighborhood had an average value of \$432K and an average increase of 26%. The most common property type is the larger, newer 2-story home, that has an average increase of 33% and an average value of \$496K. The next large group of properties are the larger one-story home with an average value of \$434K and an average increase of 29%.

Neighborhood 12 is mostly the Southwest portion of Mount Prospect and has 1079 parcels. The neighborhood had an average value of \$446K and an average increase of 28%. Almost half of the property is the medium sized one-story home, that has an average value of \$392K and an average increase of 24%. The newer larger 2-story homes make up almost 1/3 of the property, with an average value of \$505K and an average increase of 37%.

Neighborhood 30 is a split neighborhood, part of the Eastern Central portion of Arlington Heights and part Northeast of Northwest Highway in Mount Prospect and 1,610 parcels. The neighborhood has an average value of \$419K and an average increase of 21%. Almost half of the properties are medium sized one-story homes with an average value of \$368K and an average increase of 19%.

Neighborhood 51 is the Northwest portion of Des Plaines and has 3099 parcels. The neighborhood has an average value of \$400K and an average increase of 20%. Around one third of the properties are medium sized one-story homes with an average value of \$370K and an average increase of 17%.

Neighborhood 61 is the Western portion of Elk Grove Village and has 1899 parcels. The neighborhood has an average value of \$398K and an average increase of 20%. More than half of the properties are medium sized one-story homes with an average value of \$364K and an average increase of 18%.

Neighborhood 62 is mostly in the Central portion of Elk Grove Village and has 3,237 parcels. The neighborhood has an average value of \$336K and an average increase of 18%. The medium sized one-story homes make up 80% of the homes with an average value of \$317K and an average increase of 17%.

Neighborhood 70 is mostly the industrialized Eastern portion of Elk Grove Village with very few Residential properties, 129 parcels. The housing stock of this neighborhood was reduced by 48 homes this year. These homes cover a few blocks and have been demolished for a future data center site on Landmeier Road. The neighborhood had an average value of \$765K and an average increase of 49%. The vast majority of these (86%) are the smaller apartment buildings with an average value of \$741K and an average increase of 35%.

Neighborhood 85 is a small neighborhood in the Southwest corner of Mount Prospect and has 191 parcels. The neighborhood has an average value of \$571K and an average increase of 31%. The smaller apartment buildings almost make up 1/3 of the properties, have an average value of \$773K and an average increase of 31%.

Neighborhood 91 is a small unincorporated pocket in Elk Grove Village and has 148 parcels. The neighborhood has an average value of \$491K and an average increase of 26%. The medium sized one-story homes make up almost ½ of the homes and have an average value of \$399K and have an average increase of 19%.

Neighborhood 94 is a split neighborhood, with part being the most Northwestern part of Des Plaines in Elk Grove Township and a small portion of Elk Grove Village South of Wellington Avenue and has 300 parcels. The neighborhood has an average value of \$493K and had an average increase of 27%. More than half of the housing stock is made up of the newer larger two-story homes with an average value of \$553K and an average increase of 32%.

Neighborhood 95 lies in the Western portion of Mount Prospect, South of Lincoln St, North of Lonnquist Boulevard, and West of We-Go Trail and has 99 parcels. The neighborhood has an average value of \$769K and an average increase of 38%. The larger one-story homes make 25% of the housing stock and have an average value of \$708K and have an average 37% increase.

Neighborhood 96 is the Northwestern corner of the Western part of Village of Elk Grove and has 121 parcels. The neighborhood has an average value of \$639K and has an average increase of 28%. The newer larger 2-story homes make up almost two-thirds of homes with an average value of \$627K and an average increase of 31%.

Neighborhood 100 is the Main Central portion of Mount Prospect and has 3630 parcels. The neighborhood has an average value of \$480K and an average increase of 23%. The medium sized one-story homes make up 1/3 of all the Residential property with an average value of \$392K and an average increase of 20%.