

FREE RESOURCE

# Moving to Chicago's Northwest Suburbs

NEIGHBORHOOD COMPARISON GUIDE

Krunal Patel

REALTOR® · ARNI Realty Inc.

IL License #475.208122

(832) 787-2523

krunalpatelhomes@gmail.com

This guide covers the 9 suburbs I work in most. Every number is a snapshot — markets move. Use this to narrow down your shortlist, then let's tour together so you can get a feel for each community firsthand.

## SUBURB COMPARISON AT A GLANCE

SUBURB	MEDIAN PRICE	COUNTY / TAX	BEST FOR	THE LOCAL TAKE
Bartlett	\$340-\$420k	DuPage / Low	Families	Quiet, well-maintained neighborhoods. Strong schools. Metra access to Chicago (Union Pacific NW). Very limited inventory — be ready to move fast.
Schaumburg	\$280-\$380k	Cook / Mid	Commuters	Best employment hub in the suburbs. No Metra (drive or bus), but major employers (Motorola, Zurich, Amazon) are right there. Great restaurants and Woodfield Mall.
Hoffman Estates	\$290-\$380k	Cook / Mid	Families	Underrated. Strong schools (Dist. 54 + 211), good parks, and Sears Centre for events. Less name recognition than Schaumburg but comparable quality at lower prices.
Streamwood	\$250-\$330k	Cook / Mid	Investors	Best value in the area. Attached to Schaumburg amenities. Slightly older housing stock — more affordable entry point for first-time buyers and investors.

<b>Hanover Park</b>	\$240–\$310k	Cook+DuPage	Investors	Straddles both counties. Very diverse community. Strong rental demand. Great for investors or buyers who need lower price points with good access to employment.
<b>Carol Stream</b>	\$280–\$370k	DuPage / Low	Families	Very family-oriented. Good Wheaton Warrenville South district feeder. Low DuPage taxes make the effective cost lower than Cook counterparts at similar price points.
<b>South Barrington</b>	\$700k–\$1.2M+	Cook / Mid	Luxury	Estate homes, acreage, privacy. Arboretum shopping. Very low density. If you want space and prestige without going to Barrington proper, this is it.
<b>South Elgin</b>	\$310–\$420k	Kane / Low	Families	Fox River access, newer construction, great St. Charles schools (Dist. 303). Kane County taxes are among the lowest in the region. Growing fast.
<b>Elgin</b>	\$200–\$310k	Kane+Cook	Investors	Most affordable entry point. Active revitalization downtown. Historic housing stock. Metra access (Union Pacific NW). Best rent-to-price ratios in the group.

## PROPERTY TAX REALITY CHECK

Illinois has some of the highest property taxes in the US. County matters — a \$350,000 home in DuPage County can cost \$3,500–\$5,000/year less in taxes than the same home in Cook County.

**Kane County** — Lowest effective rates. Best value per dollar. (Elgin, South Elgin)

~1.8–2.2% effective rate on assessed value

**DuPage County** — Low-to-moderate. Very predictable. (Bartlett, Carol Stream)

~2.0–2.4% effective rate on assessed value

**Cook County** — Highest. Complex reassessment cycle. (Schaumburg, Hoffman Estates, Streamwood)

~2.5–3.0%+ effective rate; watch for triennial reassessment spikes

**Next step**

Narrow to 2–3 suburbs that fit your priorities, then let's do a Saturday tour. Seeing neighborhoods in person — and at different times of day — will tell you more than any spreadsheet. Call or text me to schedule: (832) 787-2523