



WESTERN CHICAGO SUBURBS

ST. CHARLES

NEIGHBORHOOD GUIDE

Schools, commute, downtown life, and where the market stands right now. The local breakdown for anyone thinking about a move to St. Charles, IL.



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WHY ST. CHARLES

THE FOX RIVER TOWN

St. Charles was settled in 1834 and today is home to roughly 33,500 residents, about 35 miles west of Chicago. Its official slogan is "Pride of the Fox," after the river that runs straight through downtown, and it's part of the tri-city area along with Geneva and Batavia.

Downtown runs along both banks of the Fox River, with historic foursquares, cottages, and converted commercial buildings. The west side of town has newer construction; the east side is established, tree-lined, and walkable. The Chicago Tribune has named downtown St. Charles one of the region's top destinations for dining, arts, and shopping.

1834

FOUNDED

33,500

RESIDENTS

KANE

COUNTY

CUSD 303

SCHOOL DISTRICT

WHAT THIS GUIDE COVERS

- ◆ **Schools:** district performance and which high school each area feeds into
- ◆ **Getting around:** Metra access, commute time, and downtown parking
- ◆ **Lifestyle & downtown:** where locals actually spend their time
- ◆ **Market snapshot:** current pricing, pace, and inventory

SCHOOLS & GETTING AROUND

THE TWO QUESTIONS EVERY BUYER ASKS

SCHOOLS

Community Unit School District 303 serves roughly 12,000 students across 12 elementary schools, two middle schools, and two high schools. St. Charles East and St. Charles North both rank among Illinois's better public high schools.

- ◆ **St. Charles East High School:** 8/10 GreatSchools rating. [View current rating on GreatSchools](#)
- ◆ **St. Charles North High School:** 8/10 GreatSchools rating. [View current rating on GreatSchools](#)

Ratings shown are current as of publishing and are set by GreatSchools.org, an independent nonprofit, not by me or Southwestern Real Estate. Click through for the latest score and methodology.

GETTING AROUND

St. Charles doesn't have its own Metra stop. The closest is the Union Pacific West line's Geneva station, about three miles south, or LaFox station for residents on the west side. It's a real trade-off for the Fox River setting, and worth factoring in if a daily rail commute matters to you.

Driving and parking downtown is genuinely easy. The city maintains more than 1,500 free public parking spaces downtown, including the First Street Parking Garage, all within walking distance of the shops and restaurants along the river. There's no meter to feed and no time limit to watch.

"Real local knowledge, not a franchise script." That's the standard I hold every one of these guides to. The Metra trade-off here is real, so if a daily rail commute is non-negotiable for you, let's talk through it before you fall for the river views.

LIFESTYLE & DOWNTOWN

A SMALL-TOWN FEEL THAT BELIES ITS SIZE

Downtown St. Charles sits on both banks of the Fox River, anchored by the historic Hotel Baker, built in 1928, and the Arcada Theatre, which has hosted everyone from Martin Short to Joan Rivers over the years.

DOWNTOWN & THE RIVER

- ◆ **Hotel Baker:** the 1928 landmark hotel overlooking the river
- ◆ **Arcada Theatre:** a historic venue that still books national acts
- ◆ **Pottawatomie Park:** established 1912, the first designated public park in Illinois

EVENTS

- ◆ **Scarecrow Festival:** Lincoln Park's signature October event
- ◆ **Pride of the Fox RiverFest:** the summer riverside festival

GOOD TO KNOW

The west side of St. Charles has newer construction, generally on larger lots further from the river. The east side is the established, walkable half of town, tree-lined and closer to downtown. Which side fits depends a lot on whether you're prioritizing walkability or newer construction.

MARKET SNAPSHOT

WHERE ST. CHARLES STANDS RIGHT NOW

Figures current as of: July 2026 (updated monthly)

MEDIAN SALE PRICE \$500,000 Last 30 days, St. Charles	MEDIAN DAYS ON MARKET 11 Time from list to contract	MONTHS SUPPLY 1.4 Months to sell current inventory
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CURRENTLY A SELLER'S MARKET IN ST. CHARLES

Figures are pulled directly from MRED/MLS data for St. Charles, IL and updated by me each month, so this guide always reflects current conditions instead of a snapshot from whenever you happened to download it. Months supply under about 3 typically signals a seller's market, 3 to 6 a balanced market, and 6 or more a buyer's market. At 1.4 months, St. Charles is running in the same tight range as Carol Stream, Glen Ellyn, and Bartlett right now.

READY TO TALK STRATEGY?

If buying or selling in St. Charles is something you're looking to do, the best thing you can do is set up your free 30-minute coaching session. We'll go through what this data actually means for you, and build a plan to reach your real estate goals, no matter what the market's doing.

LET'S TALK ST. CHARLES

READY TO EXPLORE ST. CHARLES?

Whether you're weighing a first home, a move up, or getting ready to sell, I'd rather talk it through with you directly than leave you guessing from a PDF. No pressure, just straight answers from someone who actually works this market. As always, call, text, or email anytime. I'd be happy to connect and chat!



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