

Cook County, IL

County · IL · Illinois

SELLER'S MARKET

\$383K

MEDIAN SALE PRICE

+6.5%

1-YR CHANGE

61,800

SALES (12 MO)

\$342K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 69 / 100

Buyer's market

Balanced

Seller's market

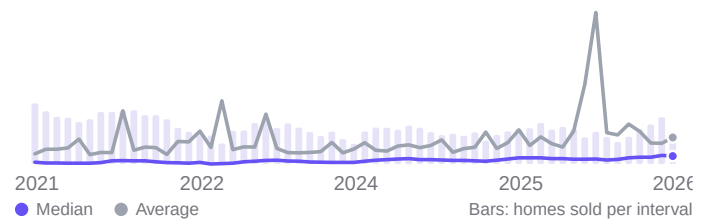
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

69 / 100

Sale prices

Median \$385K · Average \$644K

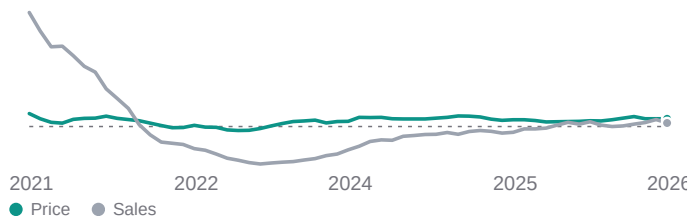


Growth (year over year)

Price +6.5% · Sales +3.0%

Price per square foot

\$263/ft²

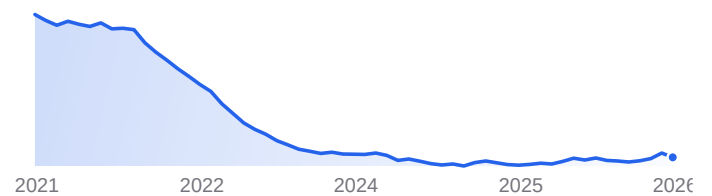
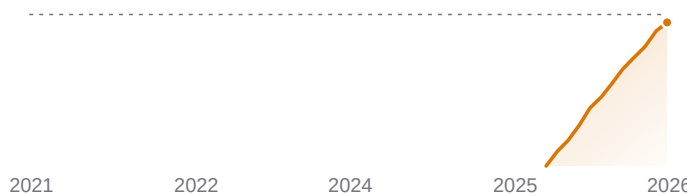


Sale premium vs estimated value

-0.2%

Annual turnover (share of homes sold)

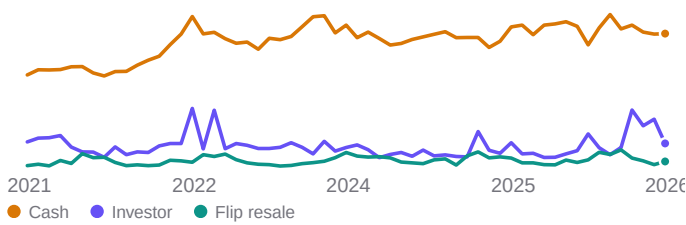
4.1%



BUYERS & OUTCOMES

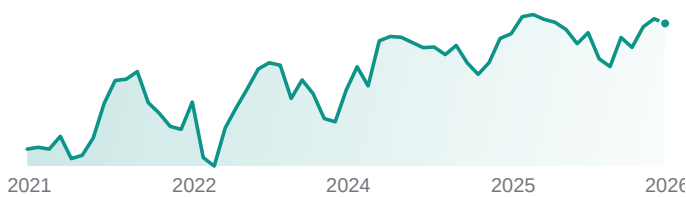
Buyer mix

Cash 27% · Investor 8.2% · Flip resale 5.1%



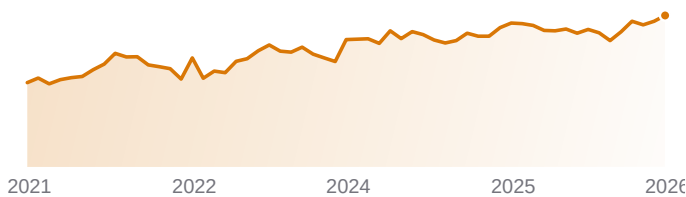
Sellers who sold at a gain

93%

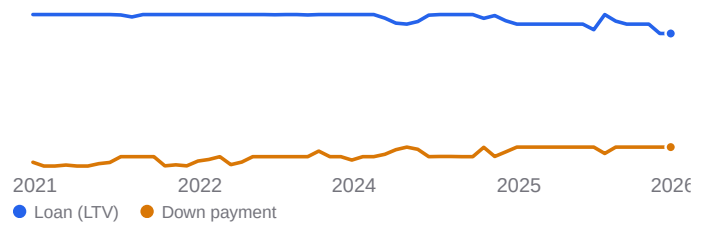


Median annualized return at resale

+5.1%

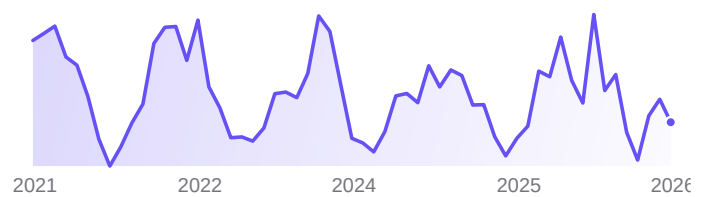


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



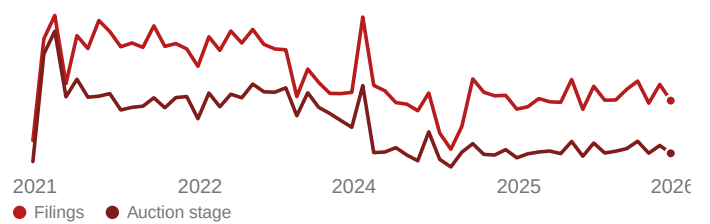
Typical hold before selling

7.1 yrs



Preforeclosure filings

Filings 927 · Auction stage 310



HOUSING STOCK

Homes	1,499,383
Median value (AVM)	\$342K
Median size	1,452 ft²
Median bedrooms	3
Median year built	1959
Single family	57%
Condos	26%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	46%
Underwater (LTV 125% or more)	2.7%
Owner occupied	80%
Company owned	17%
Median loan-to-value	54%

Typical ownership tenure

10.8 yrs

COMMUNITY

Population	5,166,377
Density	5,468 / mi²
Median household income	\$78K
Average household income	\$113K
Crime index (US avg 100)	91
Air pollution index (US avg 100)	114
Earthquake index (US avg 100)	45
Homes occupied	93%
Bachelor's or higher	25%
Poverty rate	12.5%
Unemployment	1.6%
Average temp	50°F
Annual precip	38 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.