

Lake County, IL

County · IL · Illinois

SELLER'S MARKET

\$416K

MEDIAN SALE PRICE

+3.5%

1-YR CHANGE

8,943

SALES (12 MO)

\$402K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 68 / 100



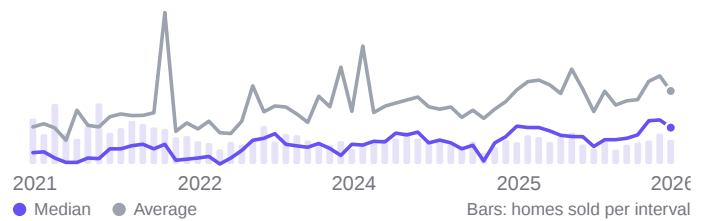
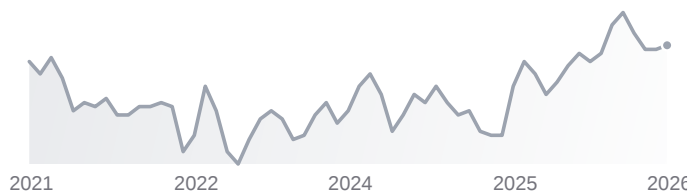
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

68 / 100

Sale prices

Median \$400K · Average \$521K

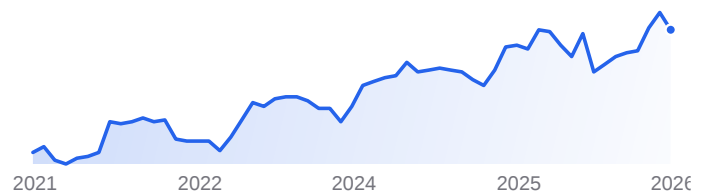
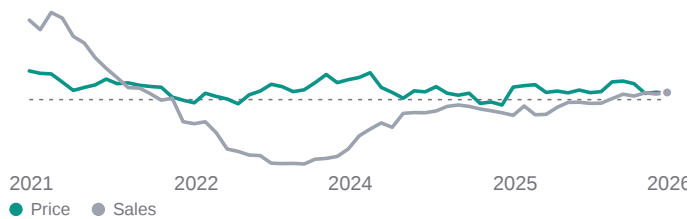


Growth (year over year)

Price +3.5% · Sales +4.0%

Price per square foot

\$236/ft²

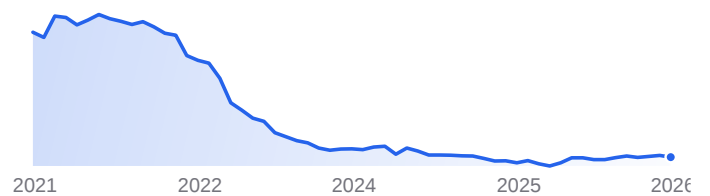
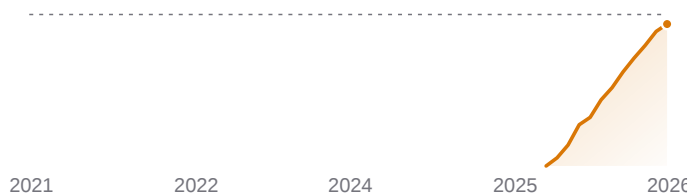


Sale premium vs estimated value

-0.3%

Annual turnover (share of homes sold)

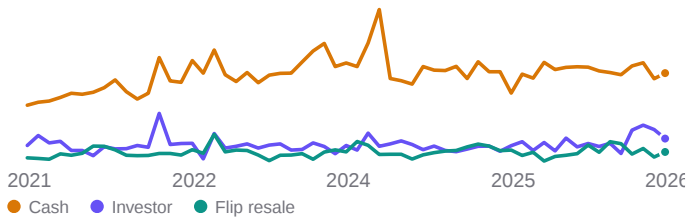
3.9%



BUYERS & OUTCOMES

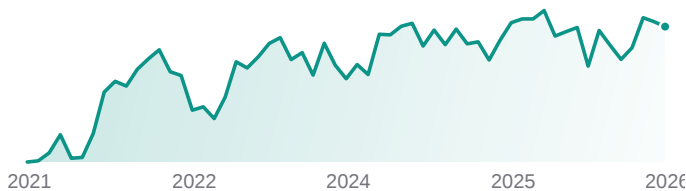
Buyer mix

Cash 25% · Investor 8.2% · Flip resale 4.8%



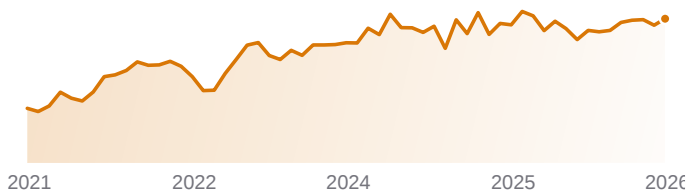
Sellers who sold at a gain

96%

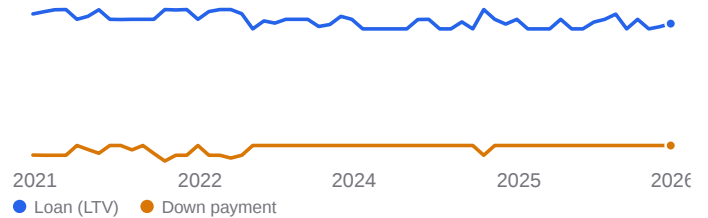


Median annualized return at resale

+5.8%

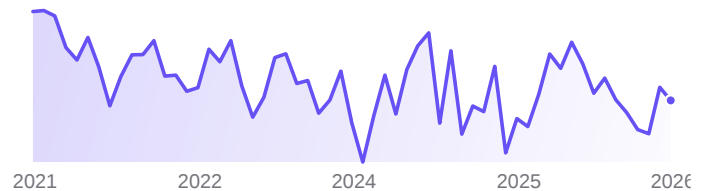


Financing (share of purchase price) Loan (LTV) 83% · Down payment 20%



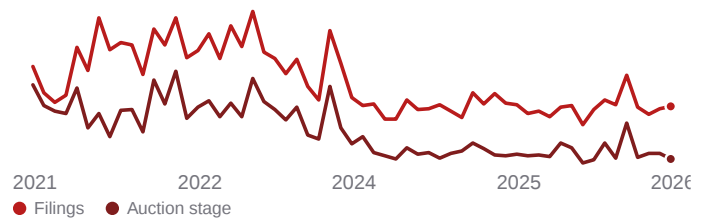
Typical hold before selling

7.9 yrs



Preforeclosure filings

Filings 87 · Auction stage 21



HOUSING STOCK

Homes	226,612
Median value (AVM)	\$402K
Median size	1,724 ft²
Median bedrooms	3
Median year built	1981
Single family	83%
Condos	11%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	47%
Underwater (LTV 125% or more)	1.8%
Owner occupied	86%
Company owned	17%
Median loan-to-value	52%

Typical ownership tenure

9.9 yrs

COMMUNITY

Population	718,157
Density	1,619 / mi²
Median household income	\$102K
Average household income	\$144K
Crime index (US avg 100)	88
Air pollution index (US avg 100)	100
Earthquake index (US avg 100)	39
Homes occupied	95%
Bachelor's or higher	28%
Poverty rate	8.2%
Unemployment	1.7%
Average temp	48°F
Annual precip	35 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.