

Cicero

City · IL · Illinois > Cook County

BALANCED MARKET

\$321K

MEDIAN SALE PRICE

+3.7%

1-YR CHANGE

351

SALES (12 MO)

\$263K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 45 / 100



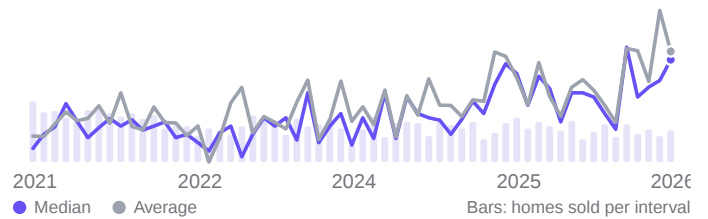
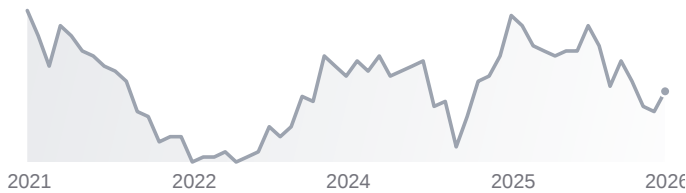
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

45 / 100

Sale prices

Median \$340K · Average \$350K

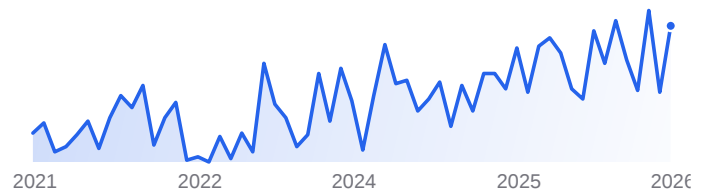
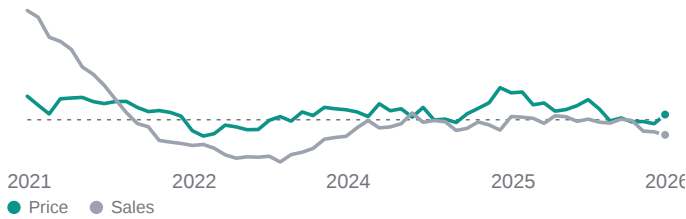


Growth (year over year)

Price +3.7% · Sales -10.5%

Price per square foot

\$216/ft²

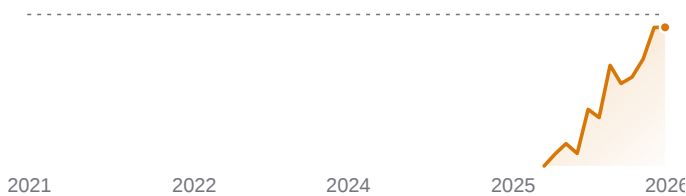


Sale premium vs estimated value

-0.3%

Annual turnover (share of homes sold)

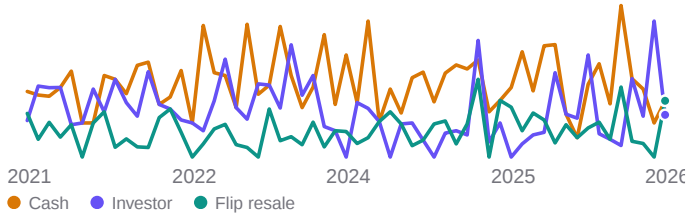
2.5%



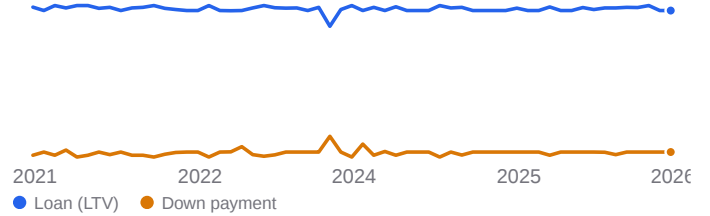
BUYERS & OUTCOMES

Buyer mix

Cash 14% · Investor 10% · Flip resale 14%

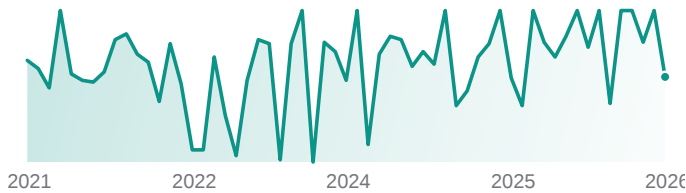


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



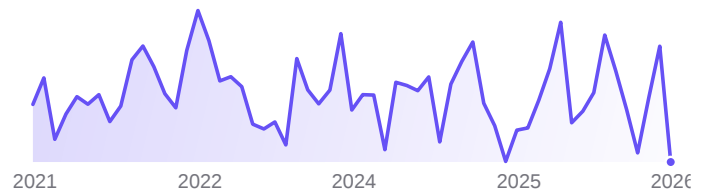
Sellers who sold at a gain

90%



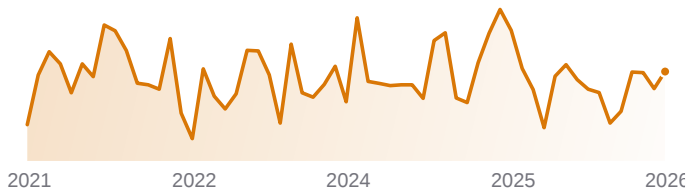
Typical hold before selling

3.4 yrs



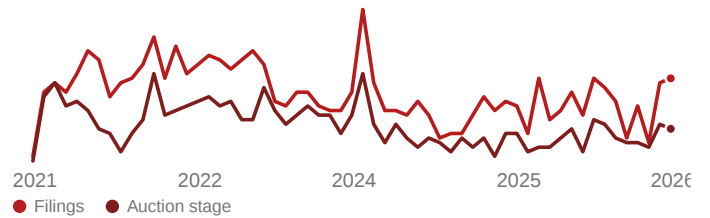
Median annualized return at resale

+7.0%



Preforeclosure filings

Filings 18 · Auction stage 7



HOUSING STOCK

Homes	14,024
Median value (AVM)	\$263K
Median size	1,470 ft²
Median bedrooms	3
Median year built	1922
Single family	59%
Condos	1.8%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	42%
Underwater (LTV 125% or more)	2.1%
Owner occupied	88%
Company owned	6.4%
Median loan-to-value	58%

Typical ownership tenure

15.5 yrs

COMMUNITY

Population	83,156
Density	14,178 / mi ²
Median household income	\$58K
Average household income	\$76K
Crime index (US avg 100)	62
Air pollution index (US avg 100)	120
Earthquake index (US avg 100)	44
Homes occupied	94%
Bachelor's or higher	9%
Poverty rate	12.5%
Unemployment	1.8%
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.