

Park Ridge

City · IL · Illinois > Cook County

SELLER'S MARKET

\$647K

MEDIAN SALE PRICE

+18.6%

1-YR CHANGE

524

SALES (12 MO)

\$587K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 69 / 100

Buyer's market

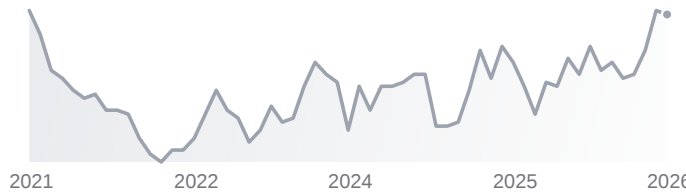
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

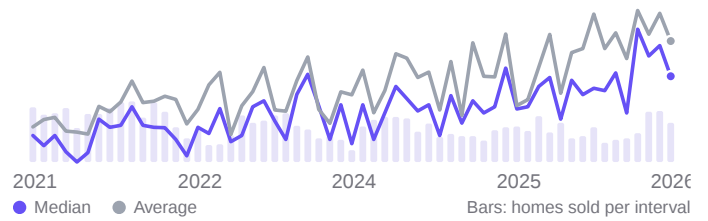
Market temperature (0–100)

69 / 100



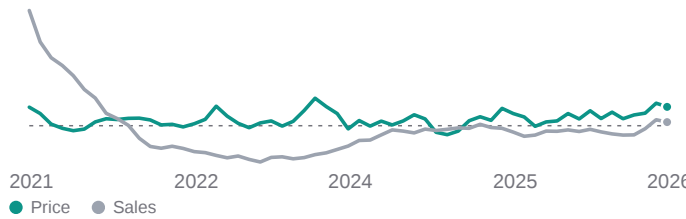
Sale prices

Median \$605K · Average \$691K



Growth (year over year)

Price +18.6% · Sales +3.6%



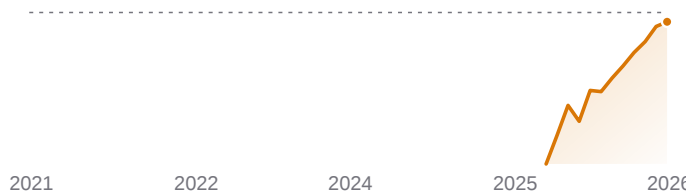
Price per square foot

\$428/ft²



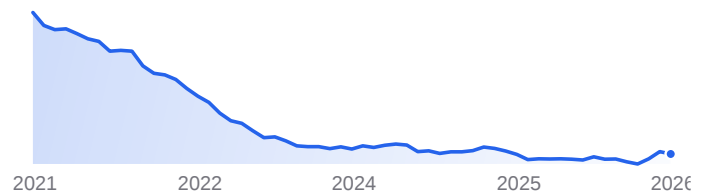
Sale premium vs estimated value

-0.4%



Annual turnover (share of homes sold)

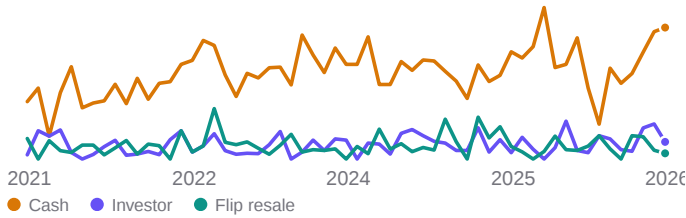
3.6%



BUYERS & OUTCOMES

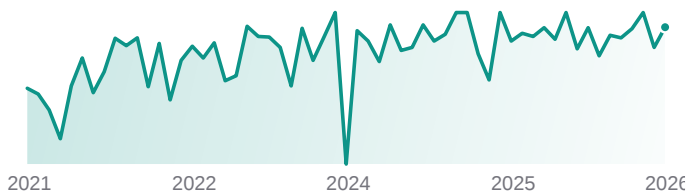
Buyer mix

Cash 43% · Investor 5.7% · Flip resale 1.9%



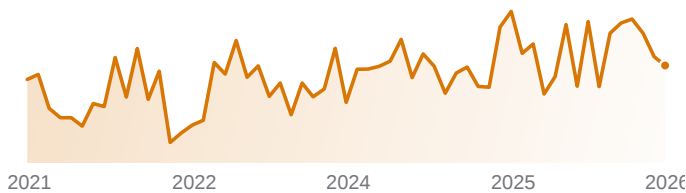
Sellers who sold at a gain

97%

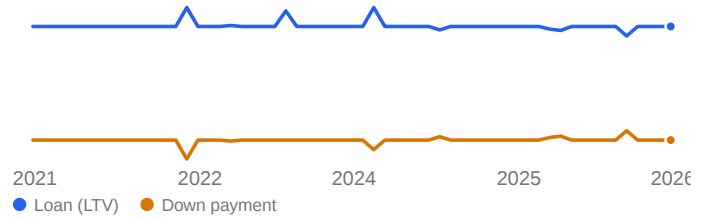


Median annualized return at resale

+4.3%

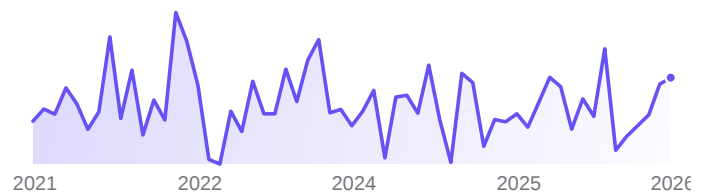


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



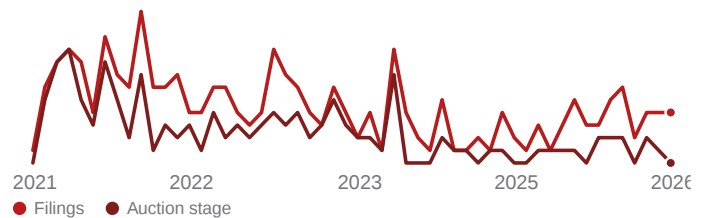
Typical hold before selling

10.1 yrs



Preforeclosure filings

Filings 4 · Auction stage 0



HOUSING STOCK

Homes	14,442
Median value (AVM)	\$587K
Median size	1,800 ft²
Median bedrooms	3
Median year built	1958
Single family	80%
Condos	15%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	49%
Underwater (LTV 125% or more)	3.2%
Owner occupied	89%
Company owned	21%
Median loan-to-value	51%

Typical ownership tenure

10.7 yrs

COMMUNITY

Population	38,715
Density	5,462 / mi²
Median household income	\$141K
Average household income	\$175K
Crime index (US avg 100)	39
Air pollution index (US avg 100)	126
Earthquake index (US avg 100)	46
Homes occupied	96%
Bachelor's or higher	37%
Poverty rate	4.0%
Unemployment	1.7%
Average temp	49°F
Annual precip	37 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.