

Arlington Heights 60004

ZIP code · IL · Illinois > Cook County > Arlington Heights

BALANCED MARKET

\$488K

MEDIAN SALE PRICE

-6.5%

1-YR CHANGE

638

SALES (12 MO)

\$488K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 44 / 100



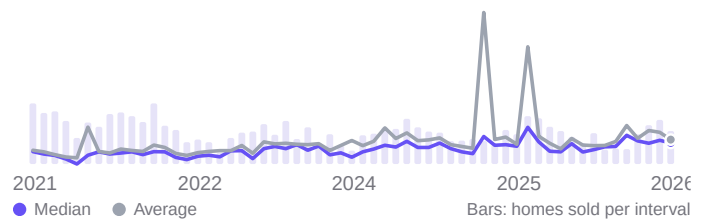
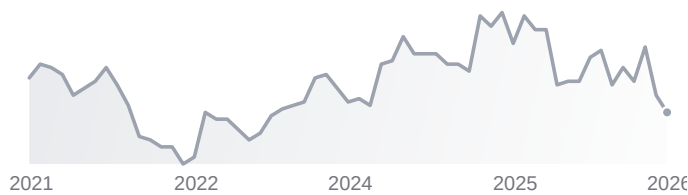
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

44 / 100

Sale prices

Median \$481K · Average \$512K

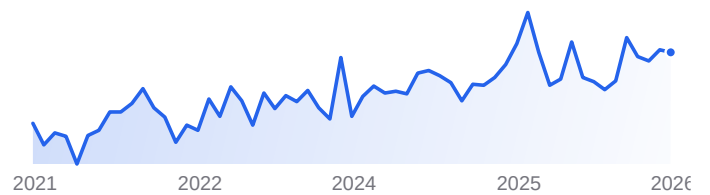
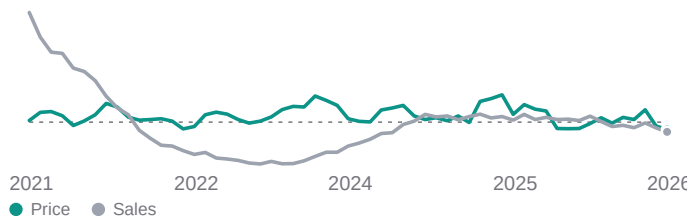


Growth (year over year)

Price -6.5% · Sales -8.7%

Price per square foot

\$314/ft²

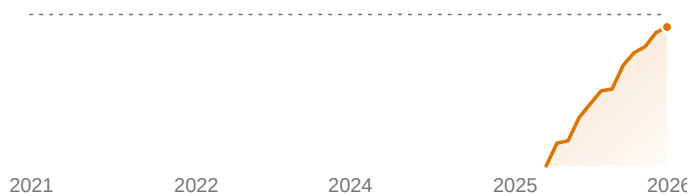


Sale premium vs estimated value

-0.4%

Annual turnover (share of homes sold)

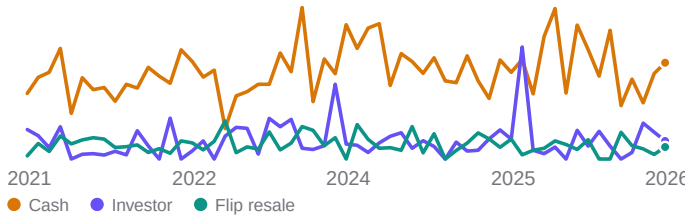
3.6%



BUYERS & OUTCOMES

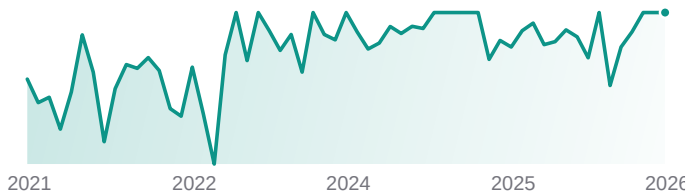
Buyer mix

Cash 26% · Investor 4.8% · Flip resale 3.2%



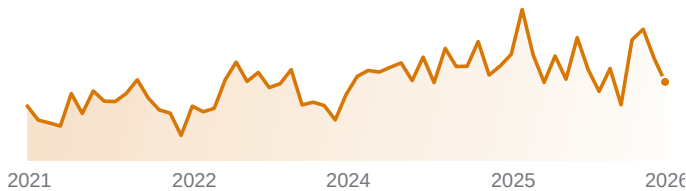
Sellers who sold at a gain

100%

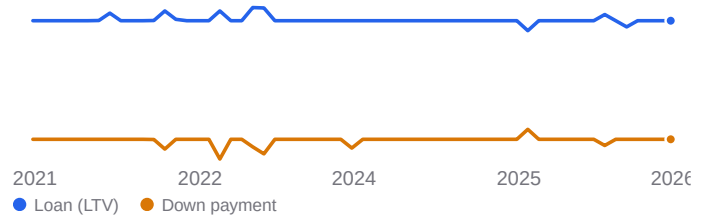


Median annualized return at resale

+4.3%

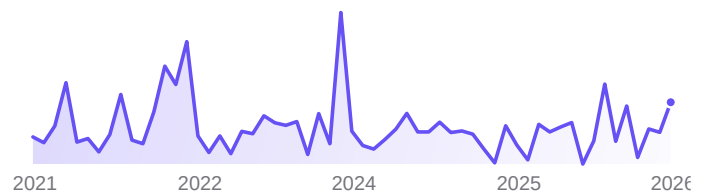


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



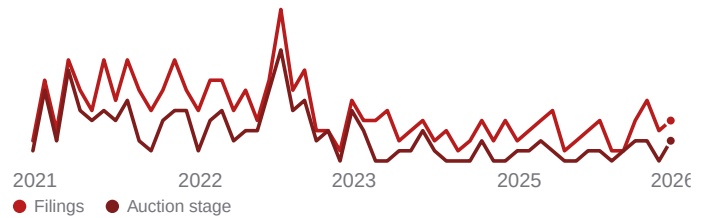
Typical hold before selling

9.9 yrs



Preforeclosure filings

Filings 4 · Auction stage 2



HOUSING STOCK

Homes	17,854
Median value (AVM)	\$488K
Median size	1,707 ft²
Median bedrooms	3
Median year built	1969
Single family	72%
Condos	23%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	47%
Underwater (LTV 125% or more)	2.2%
Owner occupied	87%
Company owned	20%
Median loan-to-value	52%

Typical ownership tenure

11.0 yrs

COMMUNITY

Population	52,774
Density	4,638 / mi²
Median household income	\$120K
Average household income	\$142K
Crime index (US avg 100)	44
Air pollution index (US avg 100)	122
Earthquake index (US avg 100)	43
Homes occupied	96%
Bachelor's or higher	35%
Poverty rate	6.5%
Unemployment	1.8%
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.