

Arlington Heights 60005

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

BALANCED MARKET

\$430K

MEDIAN SALE PRICE

-4.1%

1-YR CHANGE

443

SALES (12 MO)

\$454K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 58 / 100

Buyer's market

Balanced

Seller's market

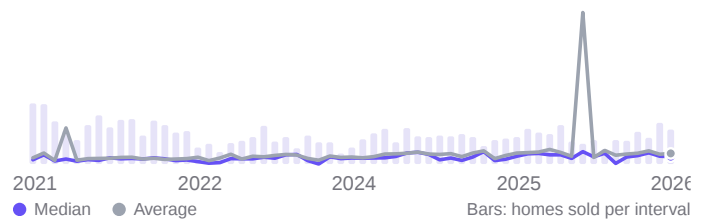
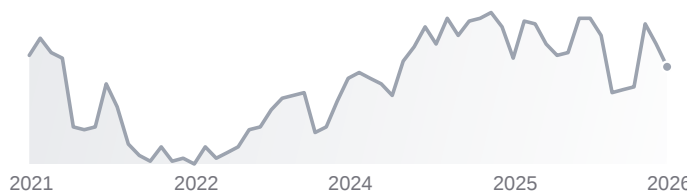
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

58 / 100

Sale prices

Median \$395K · Average \$475K

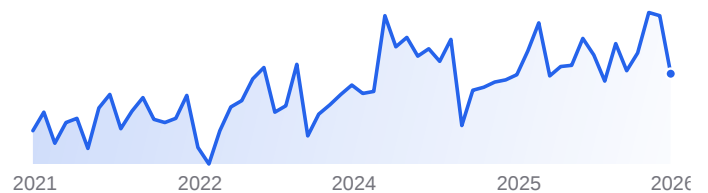
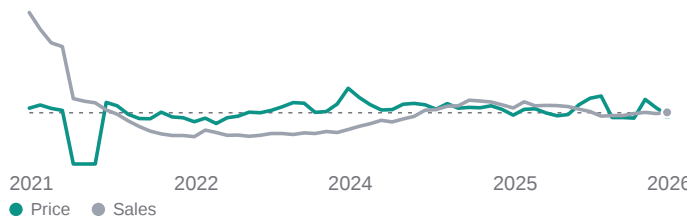


Growth (year over year)

Price -4.1% · Sales +0.9%

Price per square foot

\$273/ft²

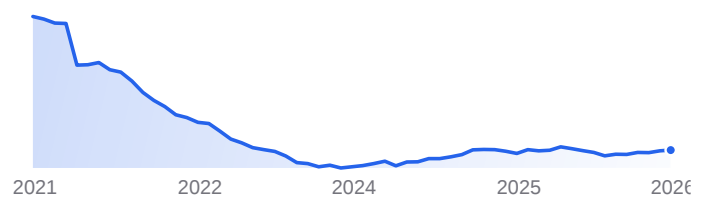
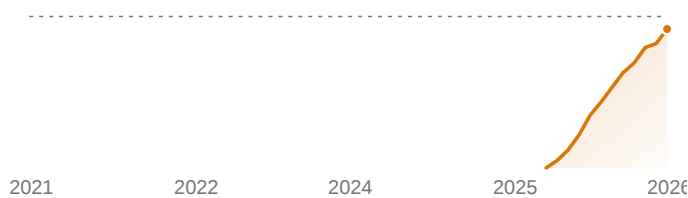


Sale premium vs estimated value

-0.5%

Annual turnover (share of homes sold)

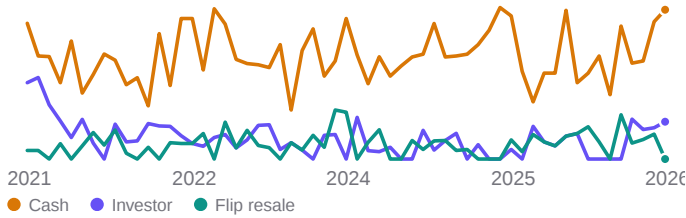
4.2%



BUYERS & OUTCOMES

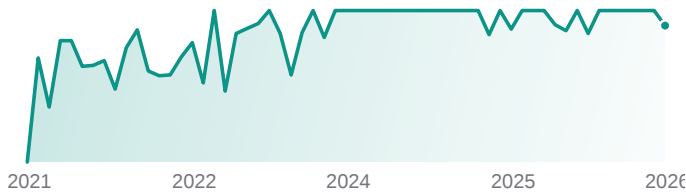
Buyer mix

Cash 43% · Investor 11% · Flip resale 0%



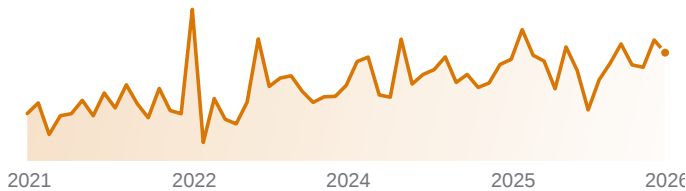
Sellers who sold at a gain

97%

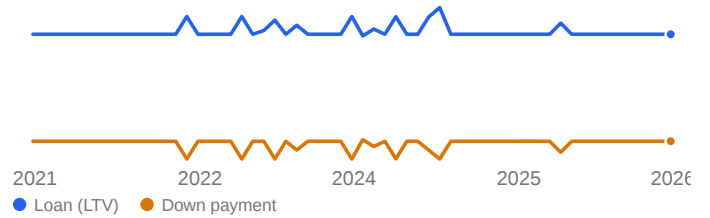


Median annualized return at resale

+6.7%



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



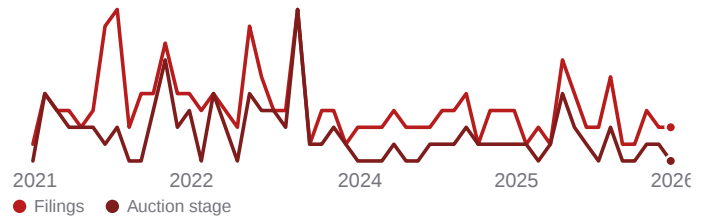
Typical hold before selling

8.0 yrs



Preforeclosure filings

Filings 2 · Auction stage 0



HOUSING STOCK

Homes	10,597
Median value (AVM)	\$454K
Median size	1,554 ft²
Median bedrooms	3
Median year built	1971
Single family	58%
Condos	39%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	54%
Underwater (LTV 125% or more)	1.6%
Owner occupied	79%
Company owned	22%
Median loan-to-value	48%

Typical ownership tenure

10.2 yrs

COMMUNITY

Population	29,041
Density	4,697 / mi²
Median household income	\$106K
Average household income	\$124K
Crime index (US avg 100)	66
Air pollution index (US avg 100)	124
Earthquake index (US avg 100)	43
Homes occupied	95%
Bachelor's or higher	35%
Poverty rate	6.2%
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.