

Glencoe 60022

ZIP code · IL · Illinois · Cook County · Glencoe

BALANCED MARKET

\$1.7M

MEDIAN SALE PRICE

-1.5%

1-YR CHANGE

126

SALES (12 MO)

\$1.7M

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 50 / 100



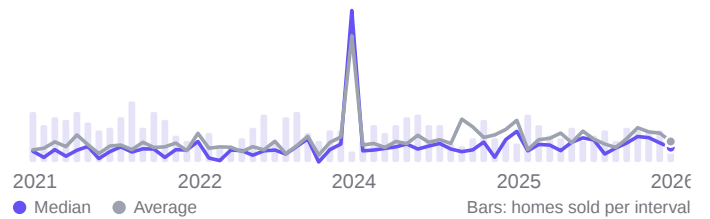
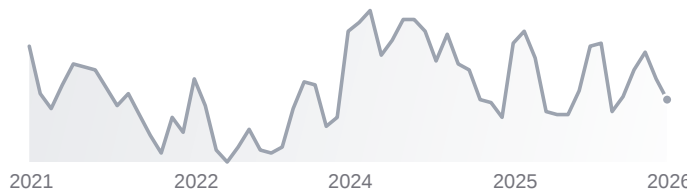
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

50 / 100

Sale prices

Median \$1.4M · Average \$1.7M

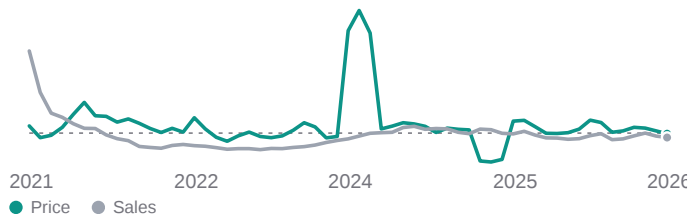


Growth (year over year)

Price -1.5% · Sales -10.0%

Price per square foot

\$645/ft²

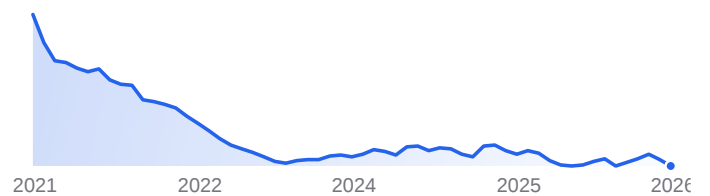
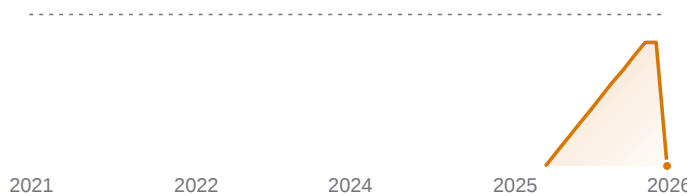


Sale premium vs estimated value

-7.7%

Annual turnover (share of homes sold)

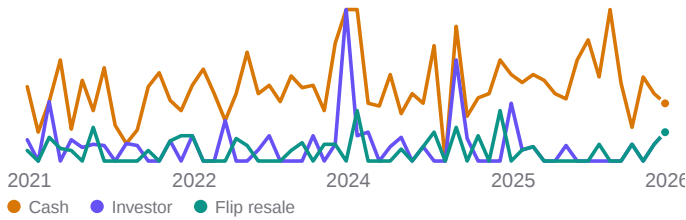
4.1%



BUYERS & OUTCOMES

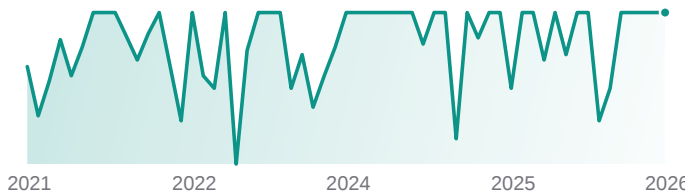
Buyer mix

Cash 29% · Investor 14% · Flip resale 14%



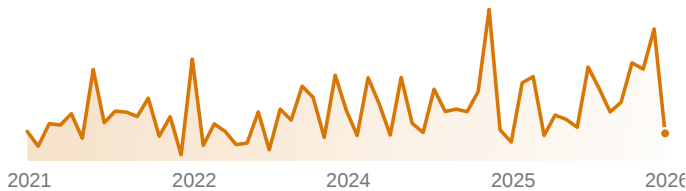
Sellers who sold at a gain

100%

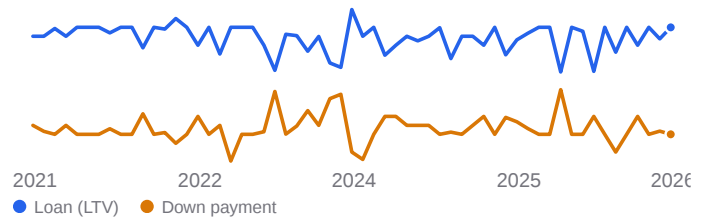


Median annualized return at resale

+2.8%



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



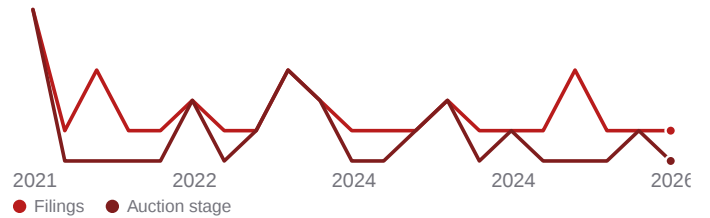
Typical hold before selling

4.2 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	3,072
Median value (AVM)	\$1.7M
Median size	3,092 ft²
Median bedrooms	4
Median year built	1957
Single family	93%
Condos	5.3%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	61%
Underwater (LTV 125% or more)	1.8%
Owner occupied	90%
Company owned	27%
Median loan-to-value	43%

Typical ownership tenure

9.6 yrs

COMMUNITY

Population	8,781
Density	1,613 / mi²
Median household income	\$210K
Average household income	\$355K
Crime index (US avg 100)	20
Air pollution index (US avg 100)	115
Earthquake index (US avg 100)	39
Homes occupied	94%
Bachelor's or higher	38%
Poverty rate	1.9%
Unemployment	1.6%
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.