

Glenview 60025

ZIP code · IL · Illinois > Cook County > Glenview

SELLER'S MARKET

\$658K

MEDIAN SALE PRICE

+8.2%

1-YR CHANGE

581

SALES (12 MO)

\$638K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 68 / 100

Buyer's market

Balanced

Seller's market

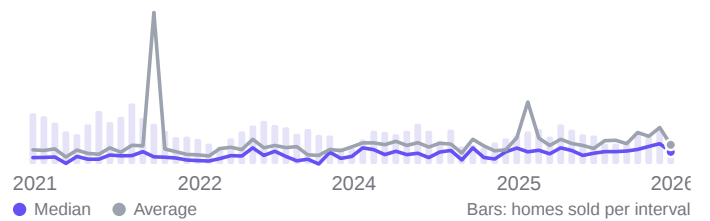
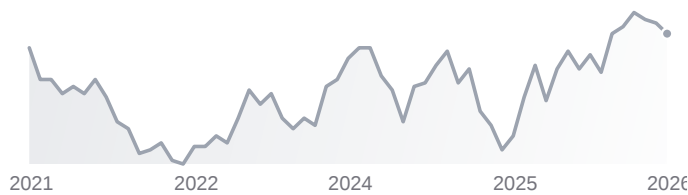
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

68 / 100

Sale prices

Median \$575K · Average \$705K

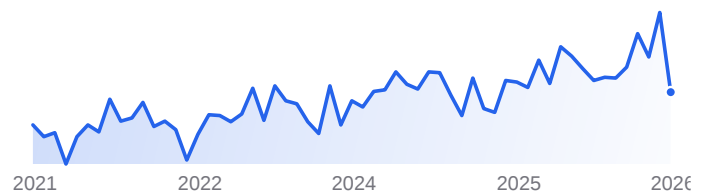
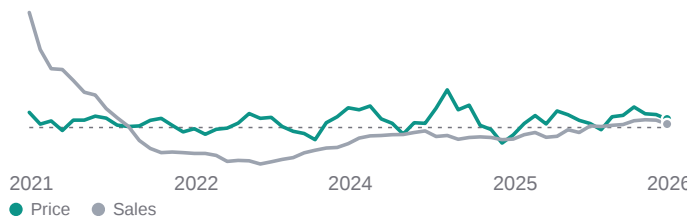


Growth (year over year)

Price +8.2% · Sales +3.4%

Price per square foot

\$324/ft²

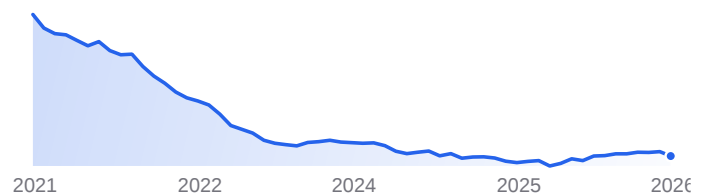
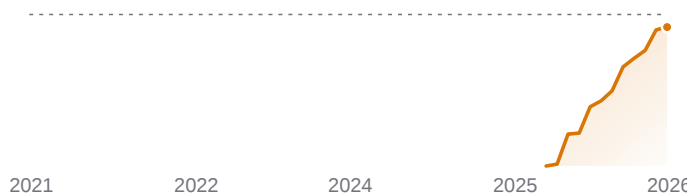


Sale premium vs estimated value

-0.4%

Annual turnover (share of homes sold)

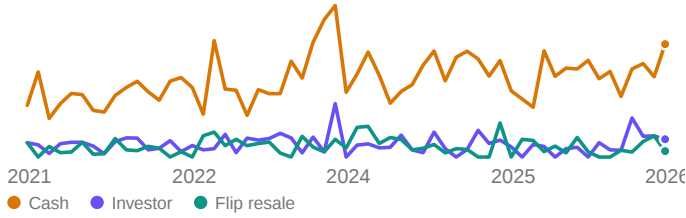
4.0%



BUYERS & OUTCOMES

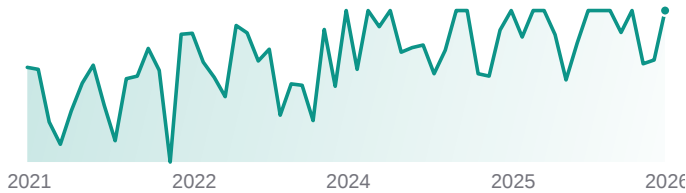
Buyer mix

Cash 45% · Investor 7.1% · Flip resale 2.4%



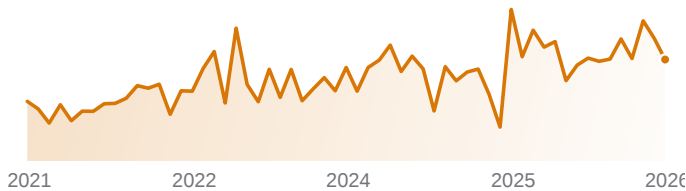
Sellers who sold at a gain

100%

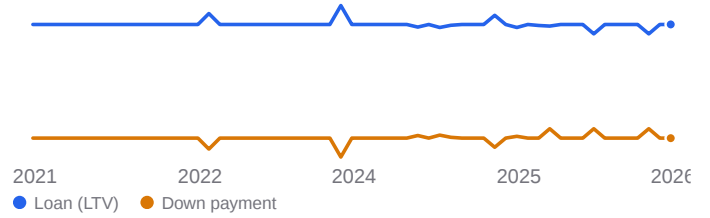


Median annualized return at resale

+4.9%

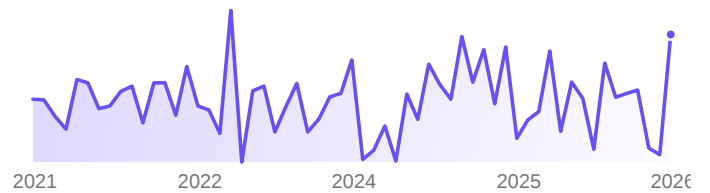


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



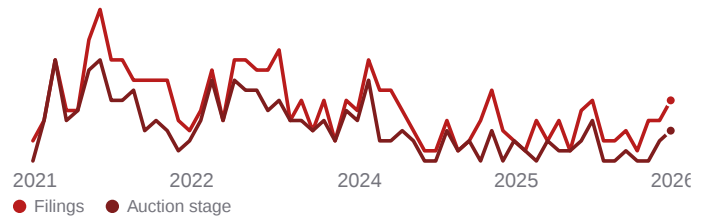
Typical hold before selling

11.7 yrs



Preforeclosure filings

Filings 6 · Auction stage 3



HOUSING STOCK

Homes	14,666
Median value (AVM)	\$638K
Median size	1,866 ft²
Median bedrooms	3
Median year built	1965
Single family	70%
Condos	25%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	51%
Underwater (LTV 125% or more)	2.4%
Owner occupied	86%
Company owned	21%
Median loan-to-value	50%

Typical ownership tenure

10.9 yrs

COMMUNITY

Population	40,113
Density	3,529 / mi²
Median household income	\$122K
Average household income	\$169K
Crime index (US avg 100)	51
Air pollution index (US avg 100)	120
Earthquake index (US avg 100)	47
Homes occupied	95%
Bachelor's or higher	35%
Poverty rate	8.0%
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.