

Glenview 60026

ZIP code · IL · Illinois > Cook County > Glenview

SELLER'S MARKET

\$833K

MEDIAN SALE PRICE

+18.8%

1-YR CHANGE

165

SALES (12 MO)

\$815K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 69 / 100

Buyer's market

Balanced

Seller's market

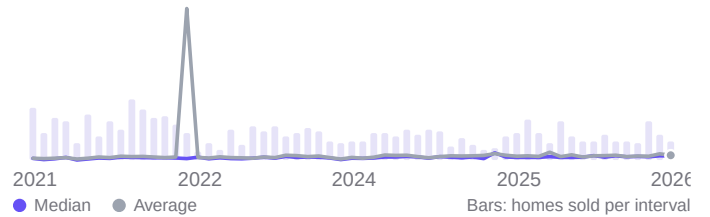
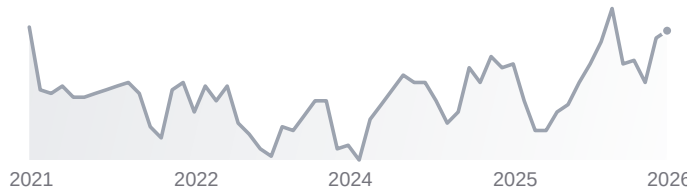
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

69 / 100

Sale prices

Median \$855K · Average \$940K

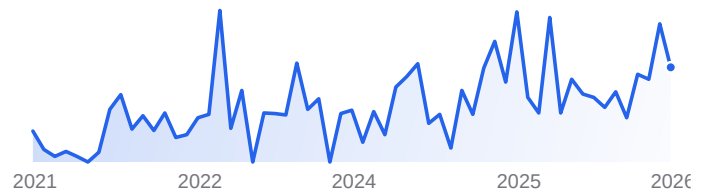
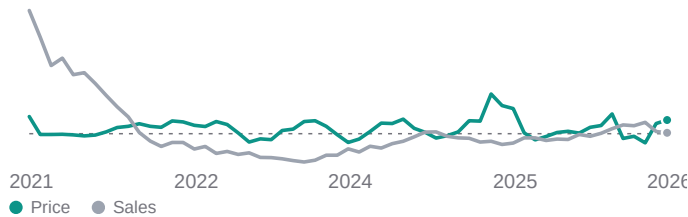


Growth (year over year)

Price +18.8% · Sales +1.2%

Price per square foot

\$361/ft²

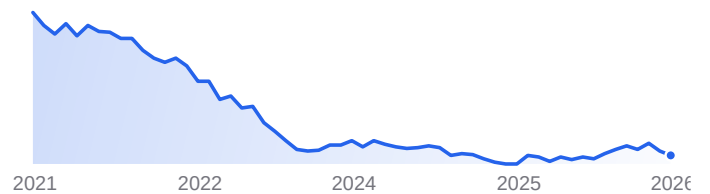
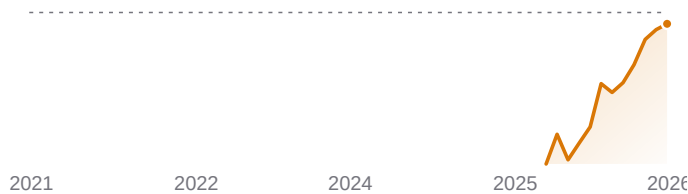


Sale premium vs estimated value

-0.4%

Annual turnover (share of homes sold)

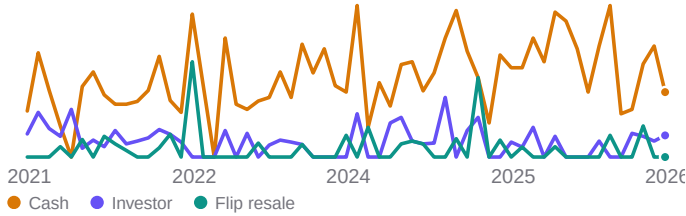
3.7%



BUYERS & OUTCOMES

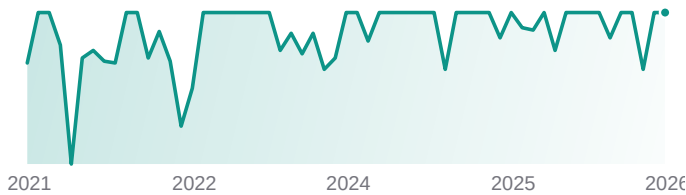
Buyer mix

Cash 27% · Investor 9.1% · Flip resale 0%



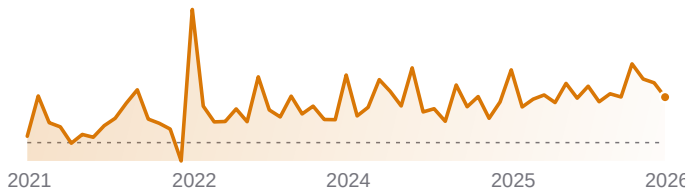
Sellers who sold at a gain

100%

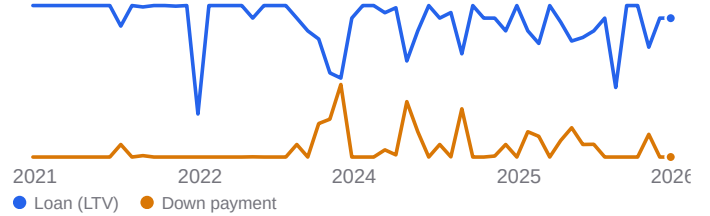


Median annualized return at resale

+3.9%

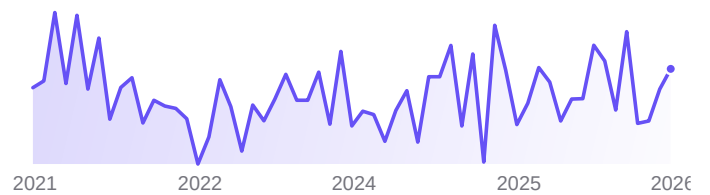


Financing (share of purchase price) Loan (LTV) 75% · Down payment 20%



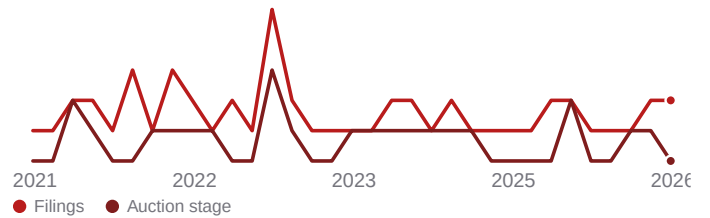
Typical hold before selling

9.9 yrs



Preforeclosure filings

Filings 2 · Auction stage 0



HOUSING STOCK

Homes	4,403
Median value (AVM)	\$815K
Median size	2,500 ft²
Median bedrooms	4
Median year built	1993
Single family	60%
Condos	20%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	54%
Underwater (LTV 125% or more)	1.8%
Owner occupied	90%
Company owned	23%
Median loan-to-value	47%

Typical ownership tenure

10.6 yrs

COMMUNITY

Population	13,404
Density	3,235 / mi²
Median household income	\$152K
Average household income	\$182K
Crime index (US avg 100)	59
Air pollution index (US avg 100)	124
Earthquake index (US avg 100)	46
Homes occupied	93%
Bachelor's or higher	36%
Poverty rate	4.3%
Unemployment	1.5%
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.