

Grayslake 60030

ZIP code · IL · Illinois · Lake County · Grayslake

SELLER'S MARKET

\$392K

MEDIAN SALE PRICE

+22.3%

1-YR CHANGE

497

SALES (12 MO)

\$383K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 70 / 100

Buyer's market

Balanced

Seller's market

MARKET TRENDS (5 YEARS)

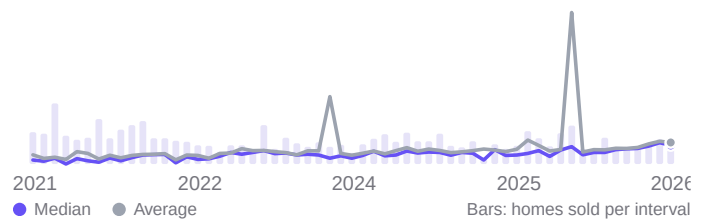
Market temperature (0-100)

70 / 100



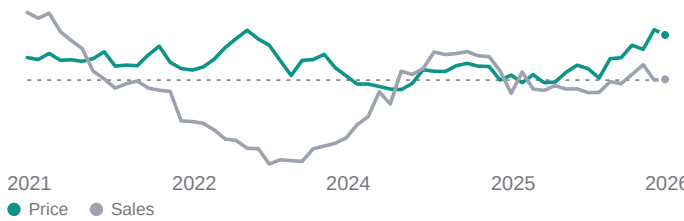
Sale prices

Median \$385K · Average \$411K



Growth (year over year)

Price +22.3% · Sales +0.4%



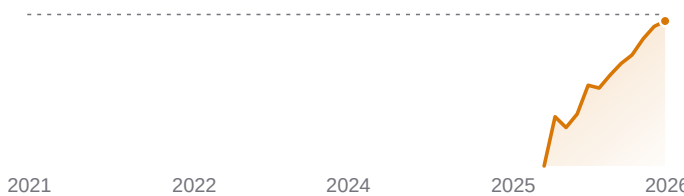
Price per square foot

\$224/ft²



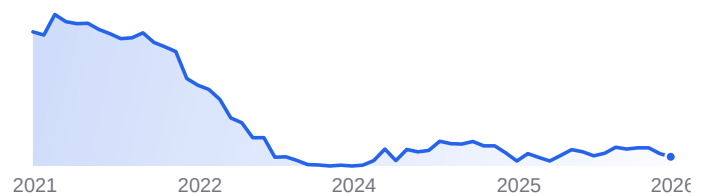
Sale premium vs estimated value

-0.2%



Annual turnover (share of homes sold)

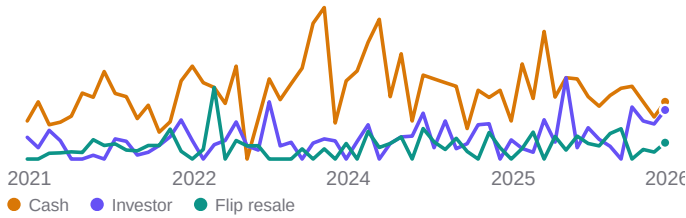
3.6%



BUYERS & OUTCOMES

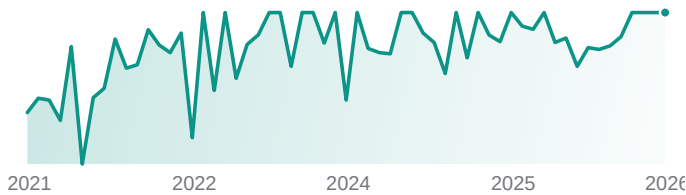
Buyer mix

Cash 17% · Investor 14% · Flip resale 4.8%



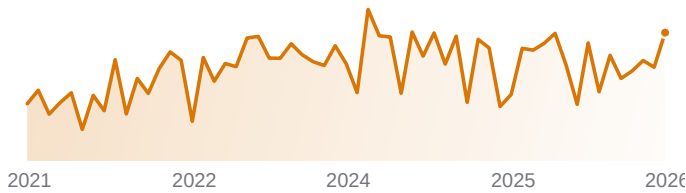
Sellers who sold at a gain

100%

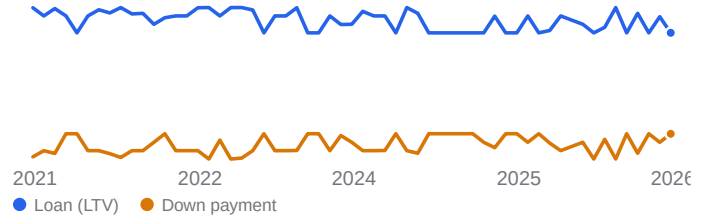


Median annualized return at resale

+7.1%

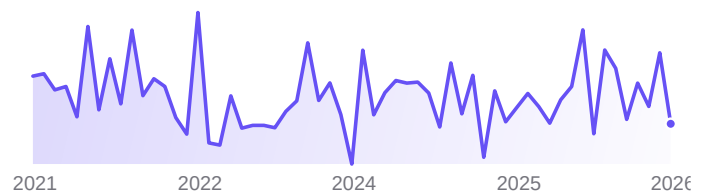


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



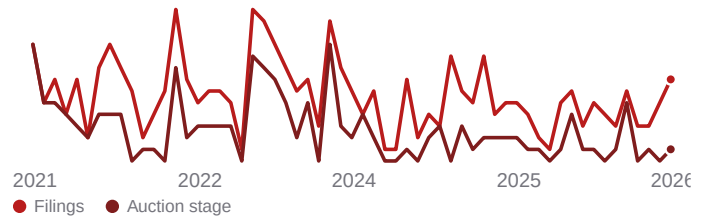
Typical hold before selling

6.1 yrs



Preforeclosure filings

Filings 7 · Auction stage 1



HOUSING STOCK

Homes	13,631
Median value (AVM)	\$383K
Median size	1,680 ft²
Median bedrooms	3
Median year built	1992
Single family	69%
Condos	4.4%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	46%
Underwater (LTV 125% or more)	1.3%
Owner occupied	89%
Company owned	17%
Median loan-to-value	53%

Typical ownership tenure

9.6 yrs

COMMUNITY

Population	41,684
Density	1,568 / mi²
Median household income	\$106K
Average household income	\$130K
Crime index (US avg 100)	81
Air pollution index (US avg 100)	93
Earthquake index (US avg 100)	42
Homes occupied	96%
Bachelor's or higher	34%
Poverty rate	7.0%
Unemployment	1.7%
Average temp	48°F
Annual precip	35 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.