

Highland Park 60035

ZIP code · IL · Illinois › Lake County › Highland Park

BALANCED MARKET

\$788K

MEDIAN SALE PRICE

-0.9%

1-YR CHANGE

488

SALES (12 MO)

\$769K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 58 / 100



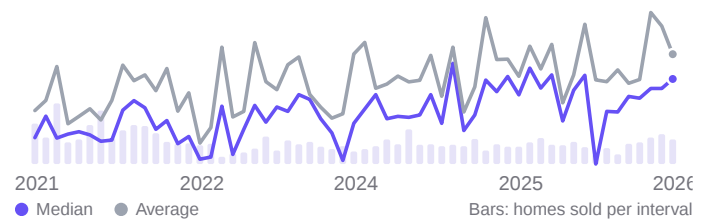
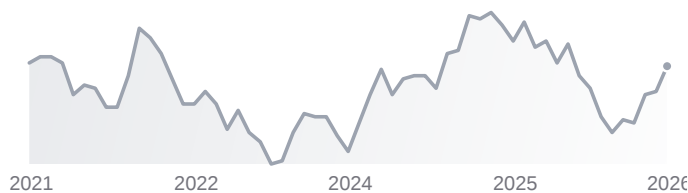
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

58 / 100

Sale prices

Median \$815K · Average \$918K

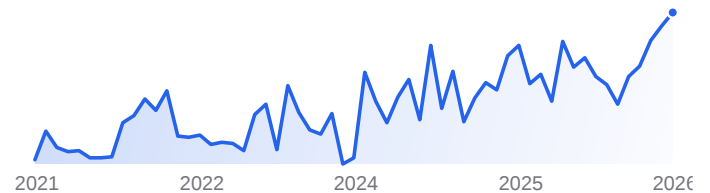
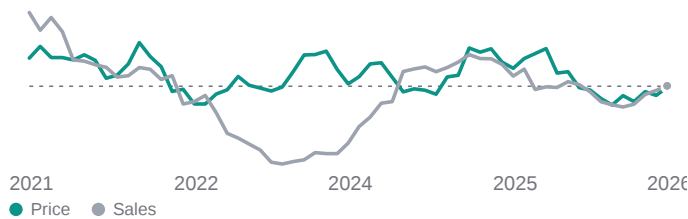


Growth (year over year)

Price -0.9% · Sales +0.2%

Price per square foot

\$385/ft²

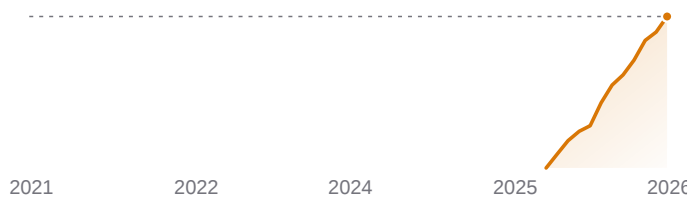


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

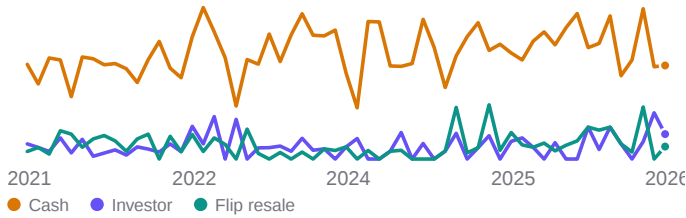
4.3%



BUYERS & OUTCOMES

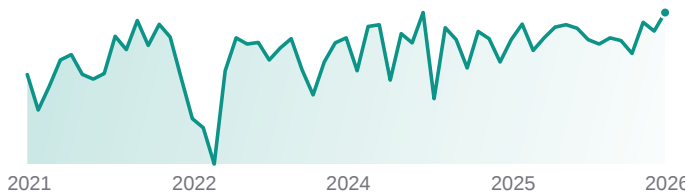
Buyer mix

Cash 29% · Investor 7.8% · Flip resale 3.9%



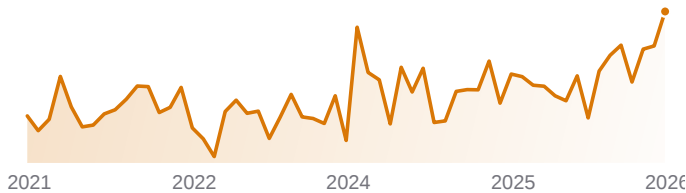
Sellers who sold at a gain

100%

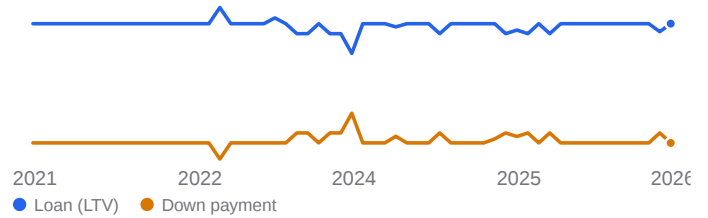


Median annualized return at resale

+8.4%

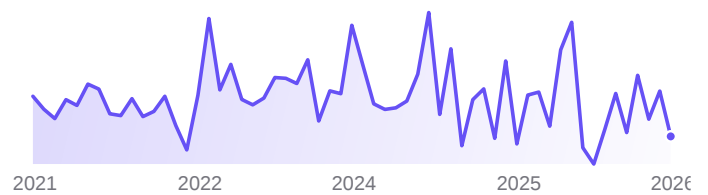


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



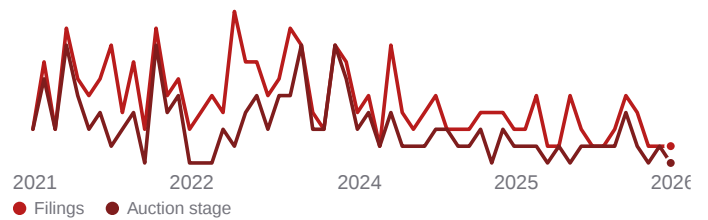
Typical hold before selling

5.7 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	11,359
Median value (AVM)	\$769K
Median size	2,357 ft²
Median bedrooms	3
Median year built	1963
Single family	81%
Condos	15%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	52%
Underwater (LTV 125% or more)	2.9%
Owner occupied	88%
Company owned	26%
Median loan-to-value	49%

Typical ownership tenure

9.1 yrs

COMMUNITY

Population	31,121
Density	2,017 / mi²
Median household income	\$166K
Average household income	\$237K
Crime index (US avg 100)	75
Air pollution index (US avg 100)	112
Earthquake index (US avg 100)	44
Homes occupied	94%
Bachelor's or higher	38%
Poverty rate	3.9%
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.