

Highwood 60040

ZIP code · IL · Illinois · Lake County · Highwood

BALANCED MARKET

\$624K

MEDIAN SALE PRICE

+85.2%

1-YR CHANGE

37

SALES (12 MO)

\$478K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 56 / 100



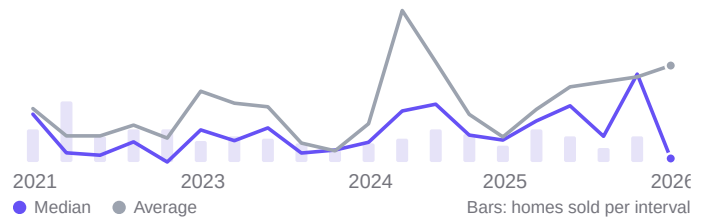
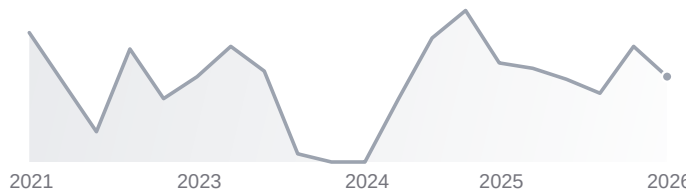
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

56 / 100

Sale prices

Median \$310K · Average \$660K

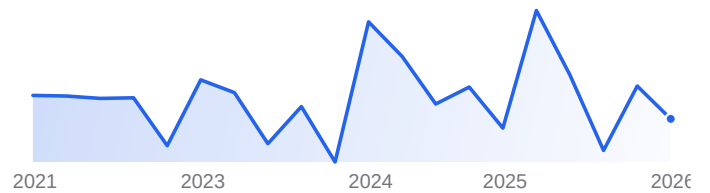
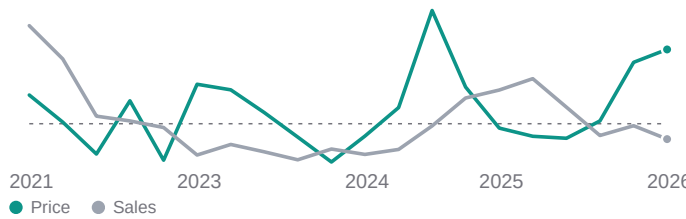


Growth (year over year)

Price +85.2% · Sales -17.8%

Price per square foot

\$217/ft²

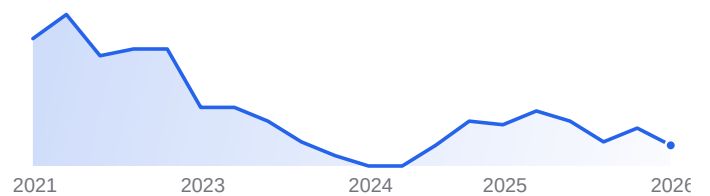


Sale premium vs estimated value

-0.5%

Annual turnover (share of homes sold)

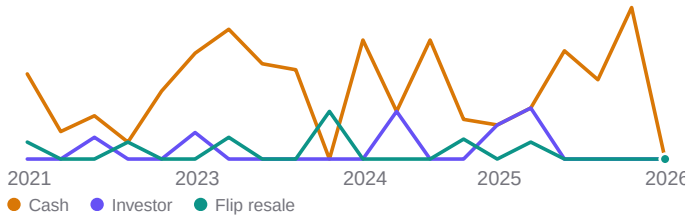
3.4%



BUYERS & OUTCOMES

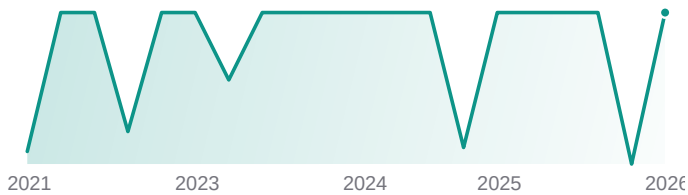
Buyer mix

Cash 0% · Investor 0% · Flip resale 0%



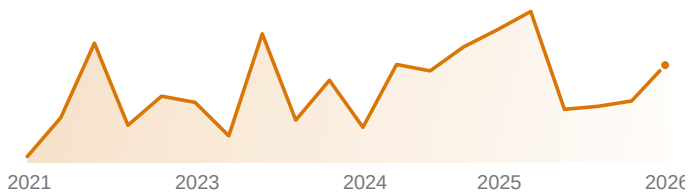
Sellers who sold at a gain

100%

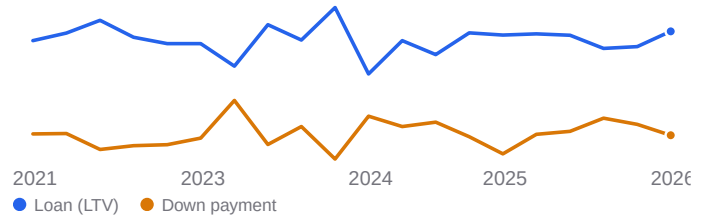


Median annualized return at resale

+5.7%

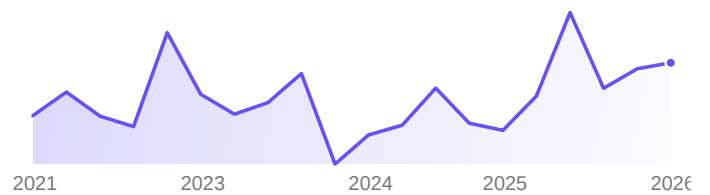


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



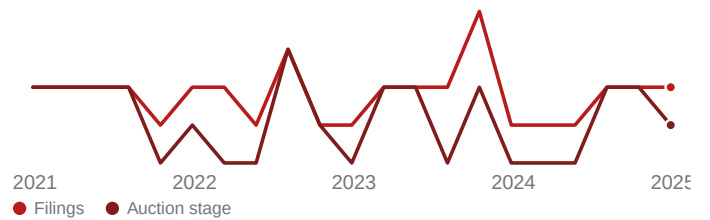
Typical hold before selling

11.8 yrs



Preforeclosure filings

Filings 2 · Auction stage 1



HOUSING STOCK

Homes	1,093
Median value (AVM)	\$478K
Median size	1,762 ft²
Median bedrooms	3
Median year built	1945
Single family	68%
Condos	16%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	64%
Underwater (LTV 125% or more)	1.8%
Owner occupied	69%
Company owned	30%
Median loan-to-value	40%

Typical ownership tenure

10.2 yrs

COMMUNITY

Population	5,020
Density	7,090 / mi²
Median household income	\$83K
Average household income	\$124K
Crime index (US avg 100)	100
Air pollution index (US avg 100)	118
Earthquake index (US avg 100)	39
Homes occupied	95%
Bachelor's or higher	23%
Poverty rate	14.4%
Unemployment	1.8%
Average temp	49°F
Annual precip	37 in
Sunshine	54%

Market metrics are derived from recorded arms-length deeds through July 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.