

Ingleside 60041

ZIP code · IL · Illinois · Lake County

BALANCED MARKET

\$357K

MEDIAN SALE PRICE

+22.4%

1-YR CHANGE

130

SALES (12 MO)

\$291K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 58 / 100

Buyer's market

Balanced

Seller's market

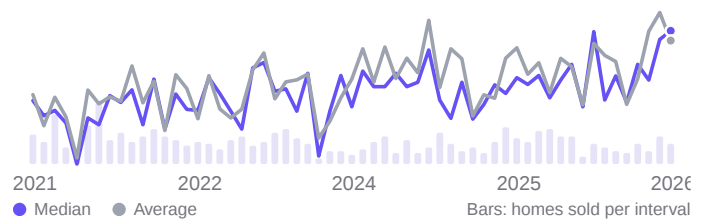
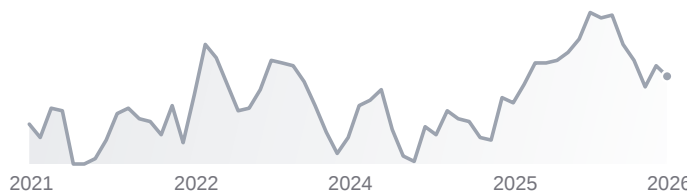
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

58 / 100

Sale prices

Median \$400K · Average \$378K

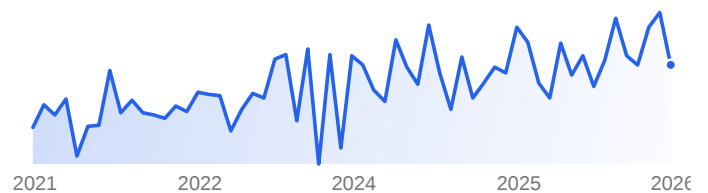
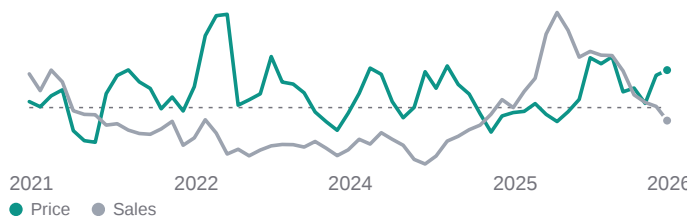


Growth (year over year)

Price +22.4% · Sales -7.8%

Price per square foot

\$198/ft²

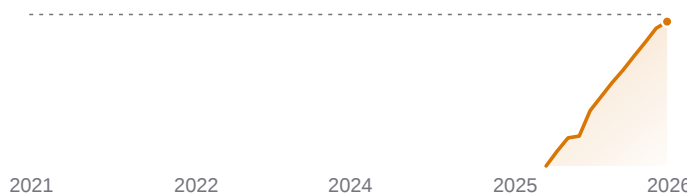


Sale premium vs estimated value

-0.3%

Annual turnover (share of homes sold)

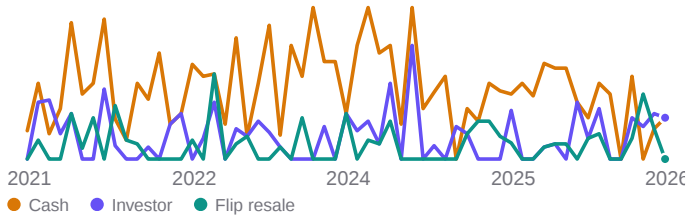
3.5%



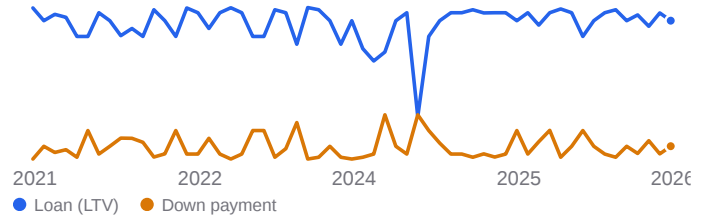
BUYERS & OUTCOMES

Buyer mix

Cash 18% · Investor 18% · Flip resale 0%

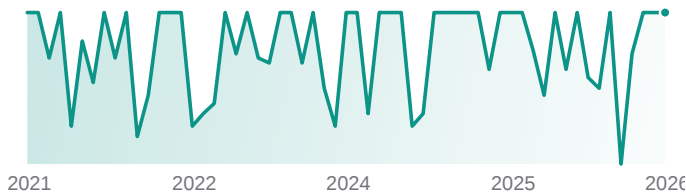


Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



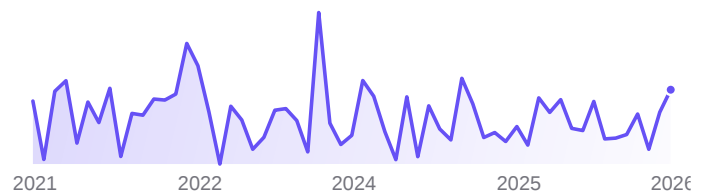
Sellers who sold at a gain

100%



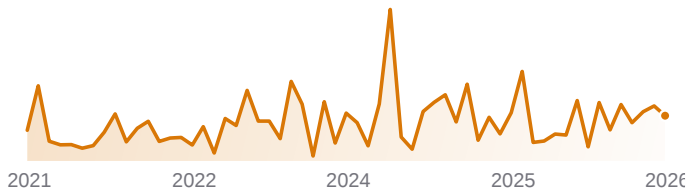
Typical hold before selling

12.3 yrs



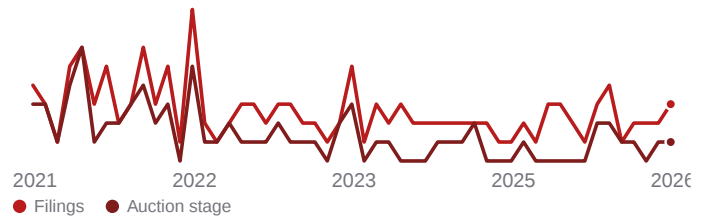
Median annualized return at resale

+6.7%



Preforeclosure filings

Filings 3 · Auction stage 1



HOUSING STOCK

Homes	3,752
Median value (AVM)	\$291K
Median size	1,445 ft²
Median bedrooms	3
Median year built	1963
Single family	97%
Condos	2.3%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	49%
Underwater (LTV 125% or more)	2.2%
Owner occupied	82%
Company owned	15%
Median loan-to-value	51%

Typical ownership tenure

10.2 yrs

COMMUNITY

Population	12,523
Density	1,111 / mi²
Median household income	\$96K
Average household income	\$115K
Crime index (US avg 100)	114
Air pollution index (US avg 100)	91
Earthquake index (US avg 100)	40
Homes occupied	93%
Bachelor's or higher	21%
Poverty rate	11.1%
Unemployment	1.8%
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.