

Lake Bluff 60044

ZIP code · IL · Illinois > Lake County > Lake Bluff

SELLER'S MARKET

\$803K

MEDIAN SALE PRICE

+1.8%

1-YR CHANGE

171

SALES (12 MO)

\$719K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 68 / 100



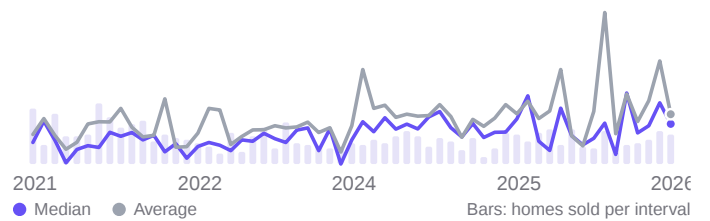
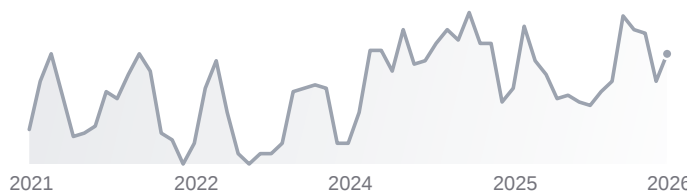
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

68 / 100

Sale prices

Median \$725K · Average \$842K

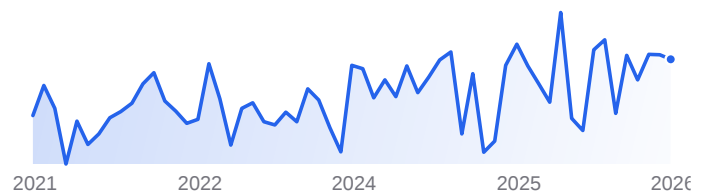
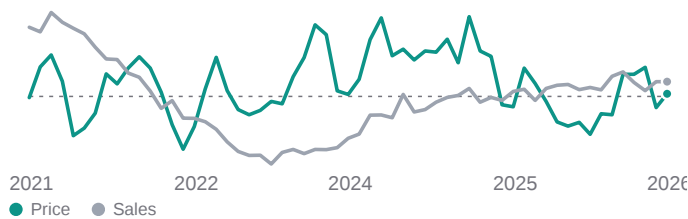


Growth (year over year)

Price +1.8% · Sales +9.6%

Price per square foot

\$358/ft²

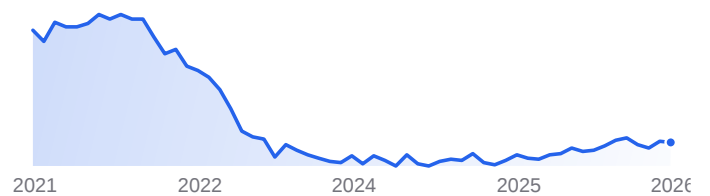
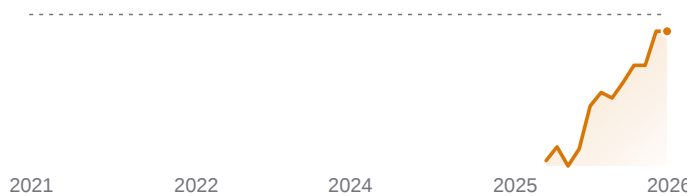


Sale premium vs estimated value

-0.7%

Annual turnover (share of homes sold)

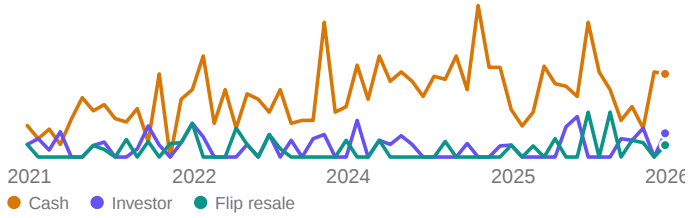
5.0%



BUYERS & OUTCOMES

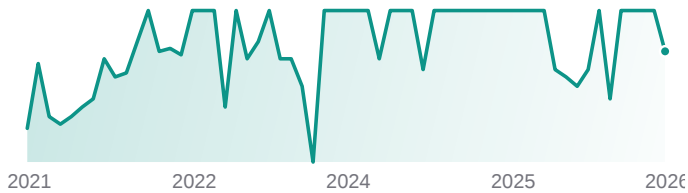
Buyer mix

Cash 41% · Investor 12% · Flip resale 5.9%



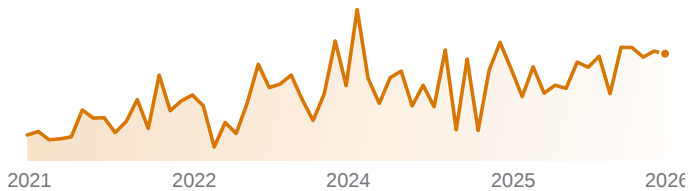
Sellers who sold at a gain

92%

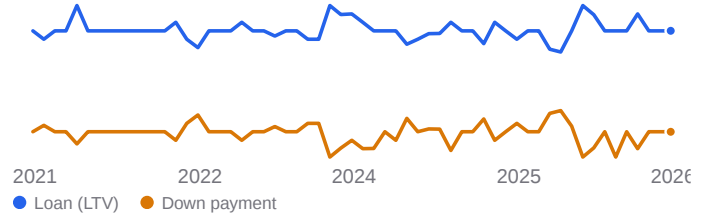


Median annualized return at resale

+6.2%

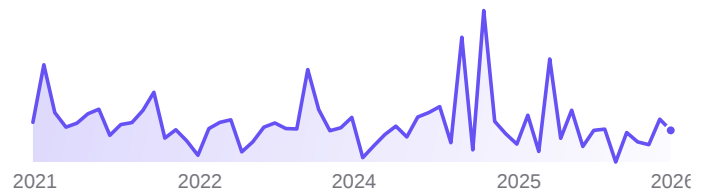


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



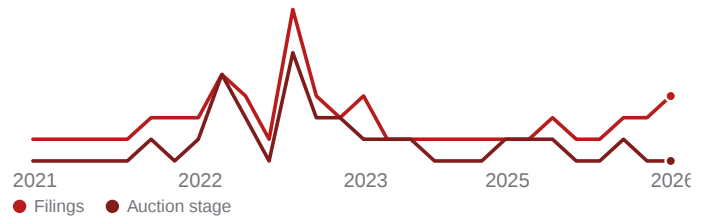
Typical hold before selling

7.1 yrs



Preforeclosure filings

Filings 3 · Auction stage 0



HOUSING STOCK

Homes	3,420
Median value (AVM)	\$719K
Median size	2,080 ft²
Median bedrooms	3
Median year built	1975
Single family	83%
Condos	17%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	53%
Underwater (LTV 125% or more)	1.6%
Owner occupied	86%
Company owned	24%
Median loan-to-value	49%

Typical ownership tenure

8.7 yrs

COMMUNITY

Population	9,941
Density	1,122 / mi²
Median household income	\$141K
Average household income	\$187K
Crime index (US avg 100)	79
Air pollution index (US avg 100)	103
Earthquake index (US avg 100)	38
Homes occupied	94%
Bachelor's or higher	36%
Poverty rate	3.7%
Unemployment	1.3%
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.