

Lake Forest 60045

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

SELLER'S MARKET

\$1.3M

MEDIAN SALE PRICE

-2.6%

1-YR CHANGE

336

SALES (12 MO)

\$1.2M

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 64 / 100



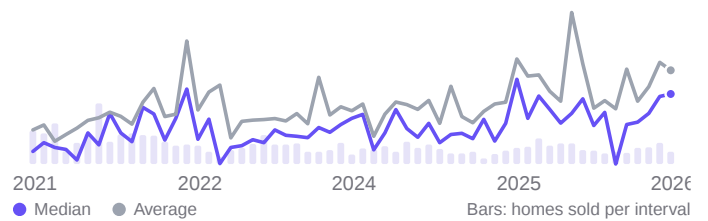
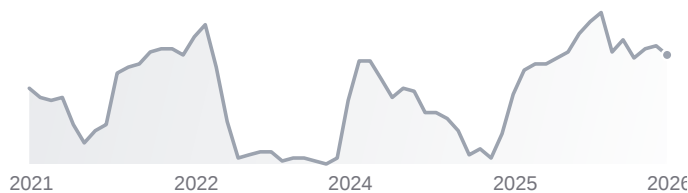
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

64 / 100

Sale prices

Median \$1.4M · Average \$1.6M

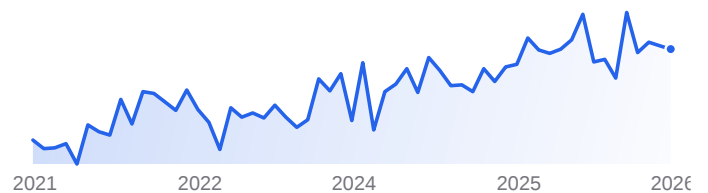
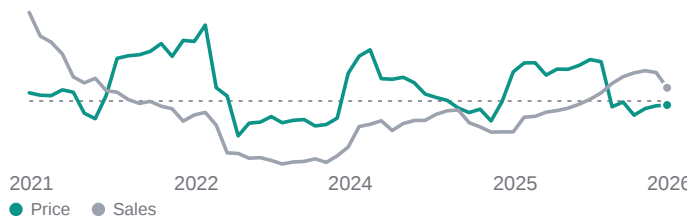


Growth (year over year)

Price -2.6% · Sales +8.7%

Price per square foot

\$378/ft²

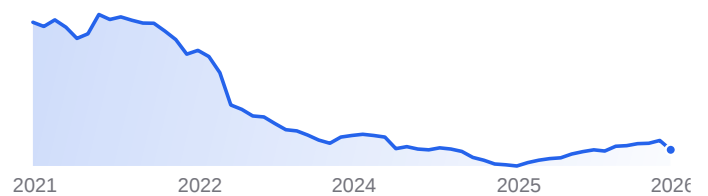
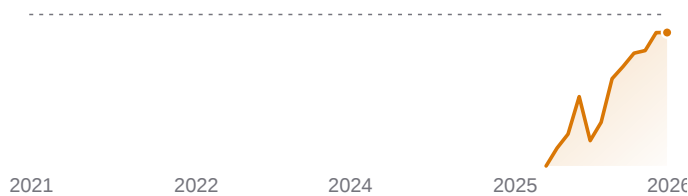


Sale premium vs estimated value

-0.7%

Annual turnover (share of homes sold)

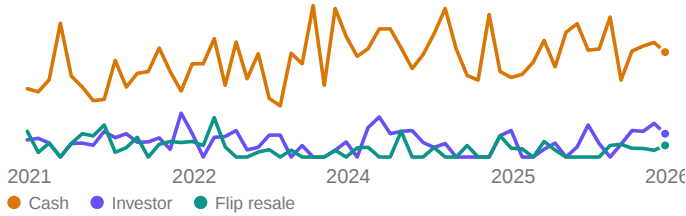
4.4%



BUYERS & OUTCOMES

Buyer mix

Cash 41% · Investor 9.1% · Flip resale 4.5%



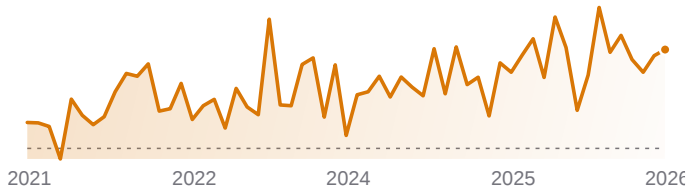
Sellers who sold at a gain

94%

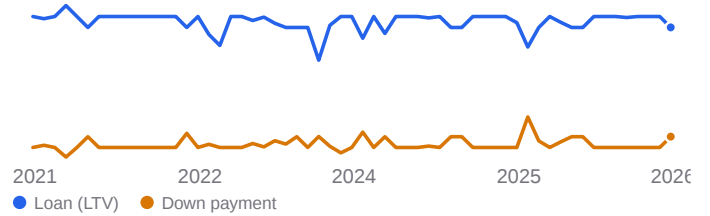


Median annualized return at resale

+5.0%

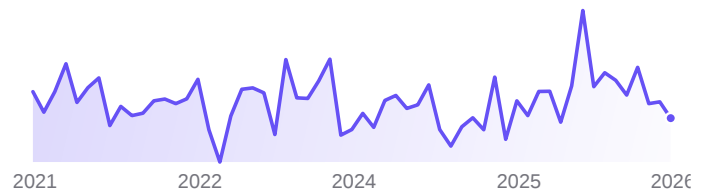


Financing (share of purchase price) Loan (LTV) 75% · Down payment 25%



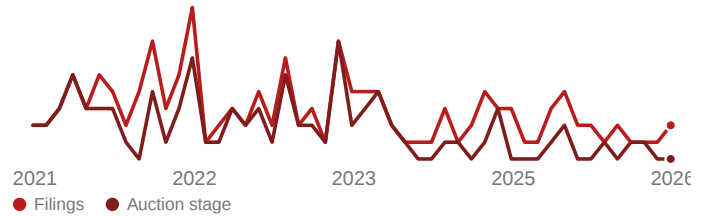
Typical hold before selling

6.9 yrs



Preforeclosure filings

Filings 2 · Auction stage 0



HOUSING STOCK

Homes	7,552
Median value (AVM)	\$1.2M
Median size	3,188 ft²
Median bedrooms	4
Median year built	1975
Single family	91%
Condos	8.7%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	53%
Underwater (LTV 125% or more)	2.6%
Owner occupied	88%
Company owned	31%
Median loan-to-value	48%

Typical ownership tenure

8.7 yrs

COMMUNITY

Population	21,049
Density	934 / mi²
Median household income	\$183K
Average household income	\$257K
Crime index (US avg 100)	87
Air pollution index (US avg 100)	114
Earthquake index (US avg 100)	40
Homes occupied	90%
Bachelor's or higher	39%
Poverty rate	4.8%
Unemployment	1.4%
Average temp	48°F
Annual precip	36 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.