

Lake Villa 60046

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

SELLER'S MARKET

\$355K

MEDIAN SALE PRICE

-1.8%

1-YR CHANGE

472

SALES (12 MO)

\$362K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 60 / 100



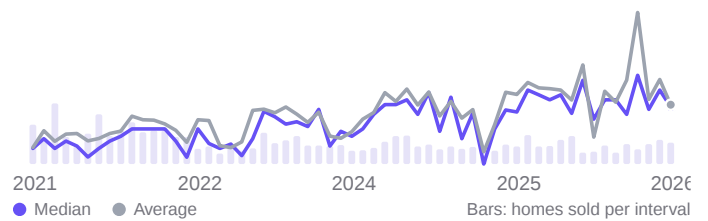
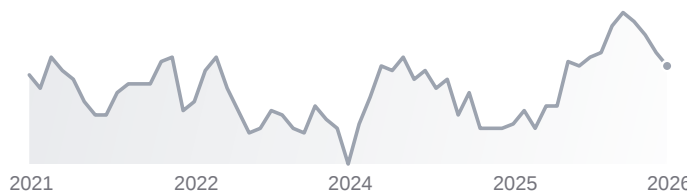
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

60 / 100

Sale prices

Median \$345K · Average \$350K

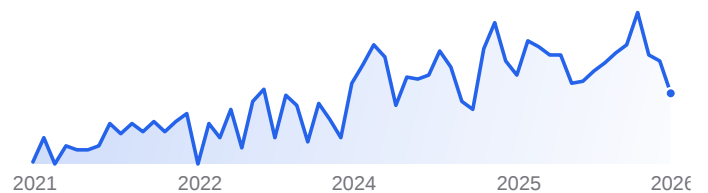
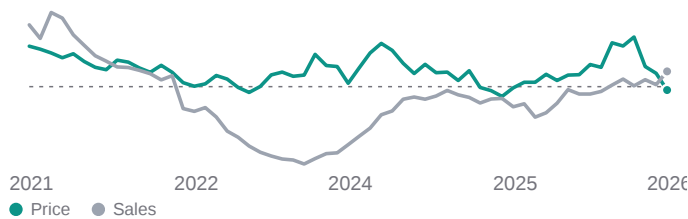


Growth (year over year)

Price -1.8% · Sales +8.3%

Price per square foot

\$183/ft²

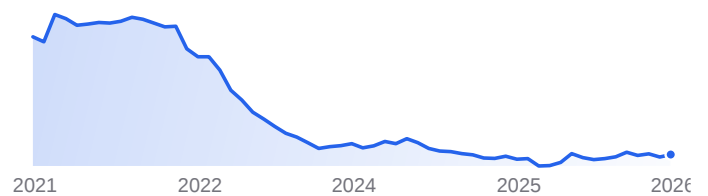
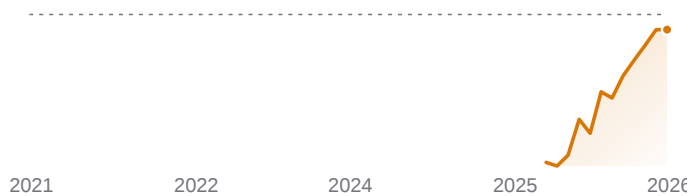


Sale premium vs estimated value

-0.4%

Annual turnover (share of homes sold)

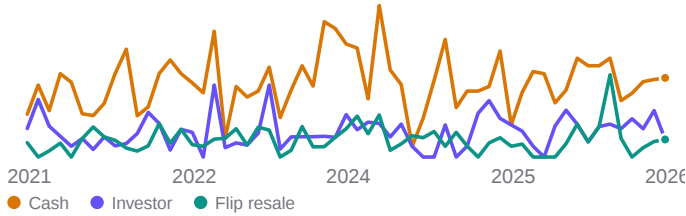
3.8%



BUYERS & OUTCOMES

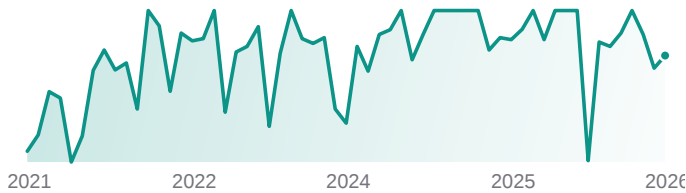
Buyer mix

Cash 20% · Investor 4.4% · Flip resale 4.4%



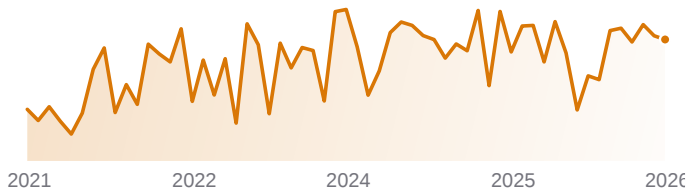
Sellers who sold at a gain

94%

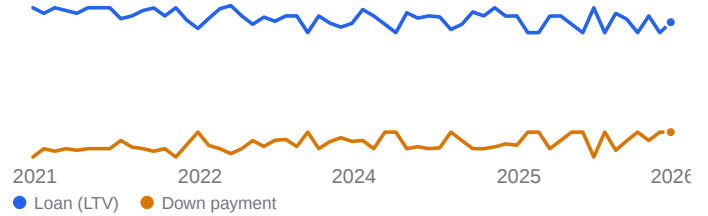


Median annualized return at resale

+6.1%

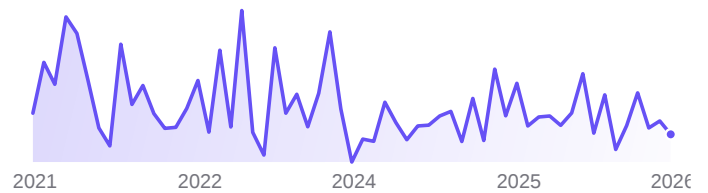


Financing (share of purchase price) Loan (LTV) 86% · Down payment 20%



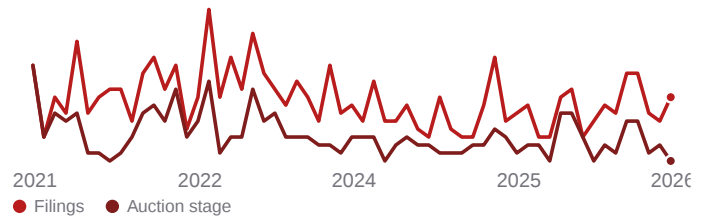
Typical hold before selling

6.4 yrs



Preforeclosure filings

Filings 8 · Auction stage 0



HOUSING STOCK

Homes	12,442
Median value (AVM)	\$362K
Median size	1,696 ft²
Median bedrooms	3
Median year built	1989
Single family	92%
Condos	1.0%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	45%
Underwater (LTV 125% or more)	1.7%
Owner occupied	89%
Company owned	13%
Median loan-to-value	54%

Typical ownership tenure

9.9 yrs

COMMUNITY

Population	35,817
Density	1,402 / mi²
Median household income	\$116K
Average household income	\$133K
Crime index (US avg 100)	76
Air pollution index (US avg 100)	87
Earthquake index (US avg 100)	39
Homes occupied	96%
Bachelor's or higher	27%
Poverty rate	5.0%
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.