

Northbrook 60062

ZIP code · IL · Illinois > Cook County > Northbrook

SELLER'S MARKET

\$741K

MEDIAN SALE PRICE

+13.7%

1-YR CHANGE

674

SALES (12 MO)

\$719K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 74 / 100

Buyer's market

Balanced

Seller's market

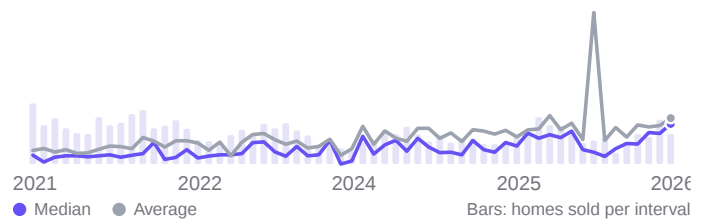
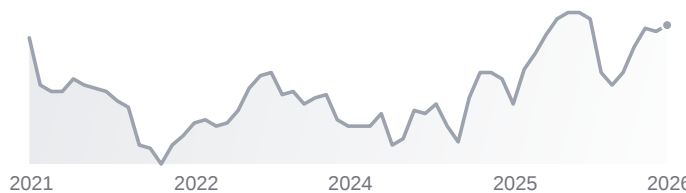
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

74 / 100

Sale prices

Median \$800K · Average \$857K

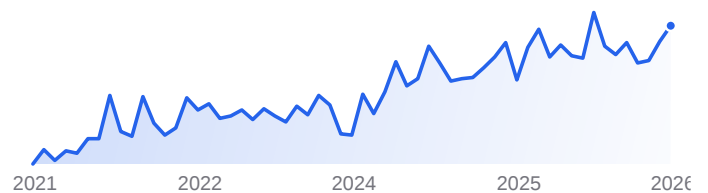
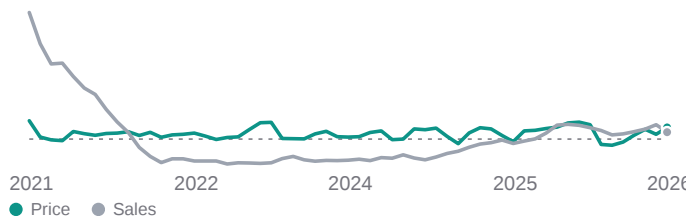


Growth (year over year)

Price +13.7% · Sales +8.2%

Price per square foot

\$338/ft²

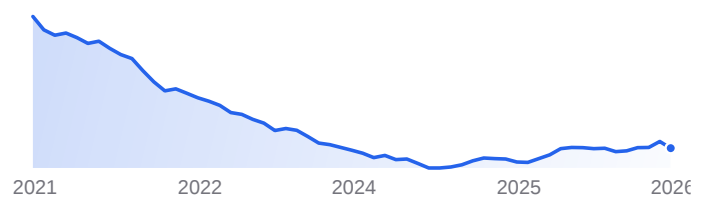
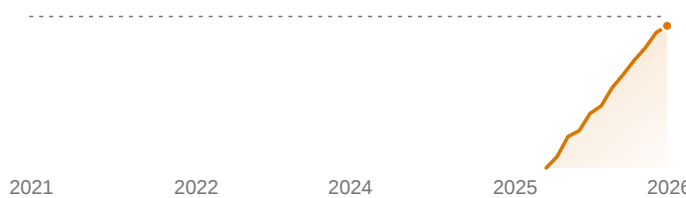


Sale premium vs estimated value

-0.4%

Annual turnover (share of homes sold)

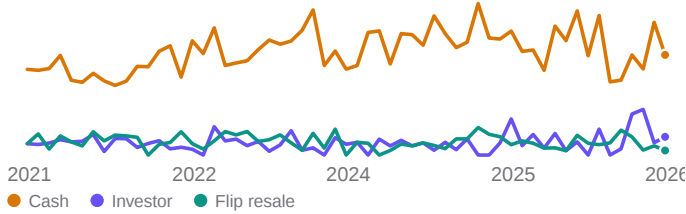
4.2%



BUYERS & OUTCOMES

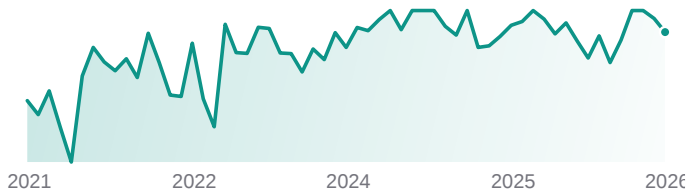
Buyer mix

Cash 37% · Investor 6.8% · Flip resale 1.7%



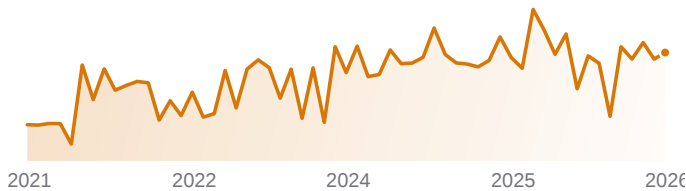
Sellers who sold at a gain

95%

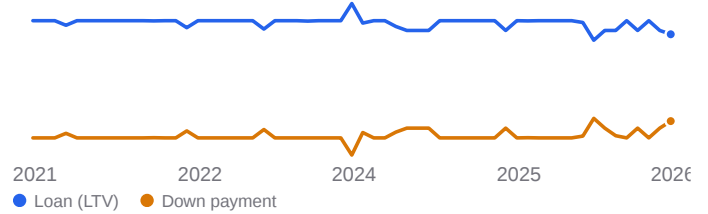


Median annualized return at resale

+4.9%

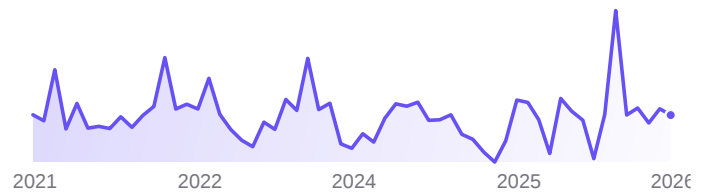


Financing (share of purchase price) Loan (LTV) 73% · Down payment 29%



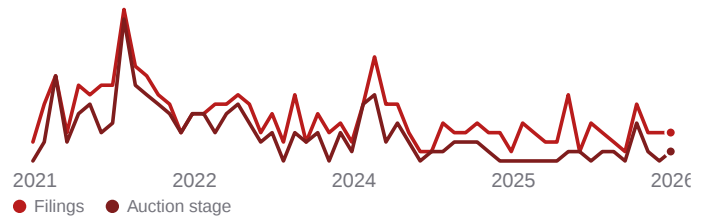
Typical hold before selling

7.9 yrs



Preforeclosure filings

Filings 3 · Auction stage 1



HOUSING STOCK

Homes	16,174
Median value (AVM)	\$719K
Median size	2,425 ft²
Median bedrooms	4
Median year built	1976
Single family	67%
Condos	24%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	55%
Underwater (LTV 125% or more)	2.3%
Owner occupied	84%
Company owned	23%
Median loan-to-value	47%

Typical ownership tenure

10.3 yrs

COMMUNITY

Population	42,768
Density	2,318 / mi²
Median household income	\$145K
Average household income	\$185K
Crime index (US avg 100)	47
Air pollution index (US avg 100)	125
Earthquake index (US avg 100)	43
Homes occupied	93%
Bachelor's or higher	33%
Poverty rate	4.7%
Unemployment	1.6%
Average temp	49°F
Annual precip	37 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.