

Prospect Heights 60070

ZIP code · IL · Illinois > Cook County > Prospect Heights

SELLER'S MARKET

\$394K

MEDIAN SALE PRICE

+24.9%

1-YR CHANGE

228

SALES (12 MO)

\$390K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 77 / 100

Buyer's market

Balanced

Seller's market

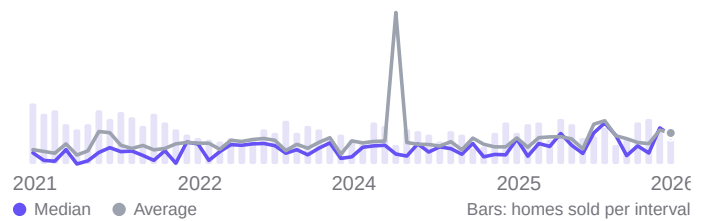
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

77 / 100

Sale prices

Median \$430K · Average \$454K

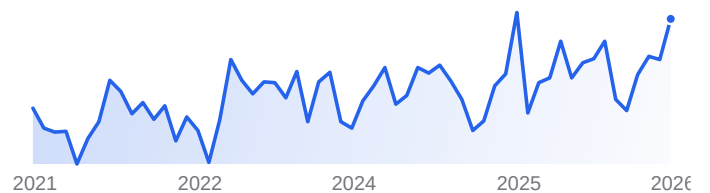
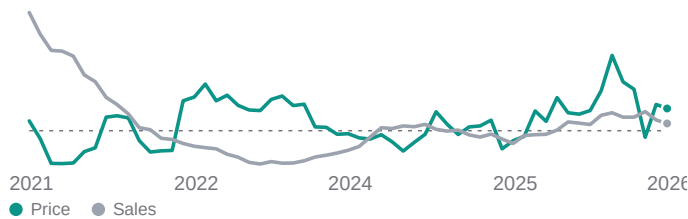


Growth (year over year)

Price +24.9% · Sales +8.1%

Price per square foot

\$295/ft²

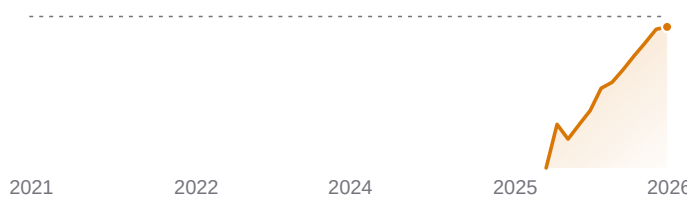


Sale premium vs estimated value

-0.4%

Annual turnover (share of homes sold)

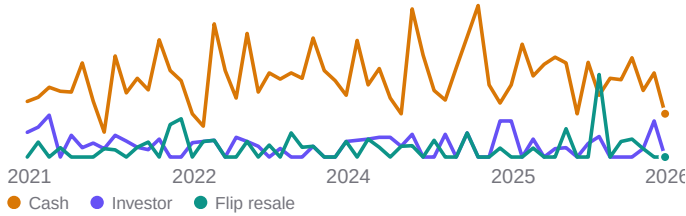
4.2%



BUYERS & OUTCOMES

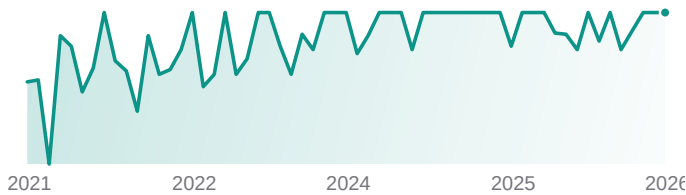
Buyer mix

Cash 20% · Investor 0% · Flip resale 0%



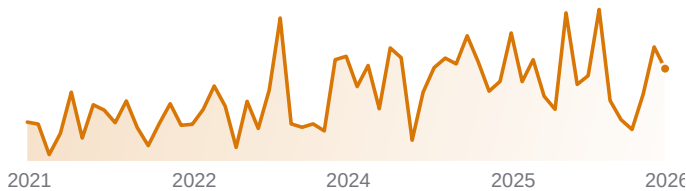
Sellers who sold at a gain

100%

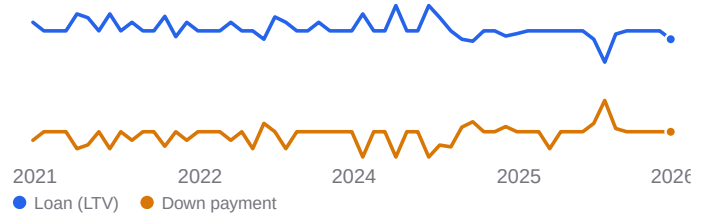


Median annualized return at resale

+6.4%

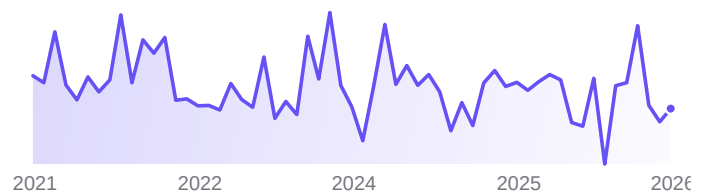


Financing (share of purchase price) Loan (LTV) 75% · Down payment 20%



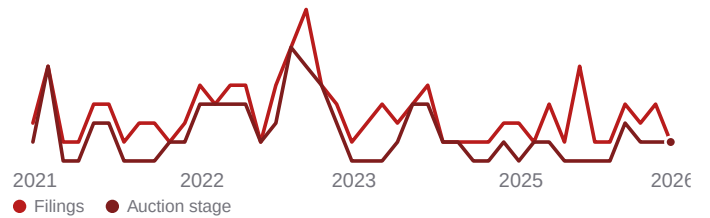
Typical hold before selling

6.9 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	5,456
Median value (AVM)	\$390K
Median size	1,547 ft²
Median bedrooms	3
Median year built	1970
Single family	43%
Condos	54%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	54%
Underwater (LTV 125% or more)	1.6%
Owner occupied	80%
Company owned	20%
Median loan-to-value	48%

Typical ownership tenure

11.2 yrs

COMMUNITY

Population	16,965
Density	4,656 / mi²
Median household income	\$81K
Average household income	\$107K
Crime index (US avg 100)	82
Air pollution index (US avg 100)	120
Earthquake index (US avg 100)	43
Homes occupied	95%
Bachelor's or higher	27%
Poverty rate	6.8%
Unemployment	1.8%
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.