

Palatine 60074

ZIP code · IL · Illinois > Cook County > Palatine

SELLER'S MARKET

\$327K

MEDIAN SALE PRICE

+18.4%

1-YR CHANGE

496

SALES (12 MO)

\$319K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 67 / 100

Buyer's market

Balanced

Seller's market

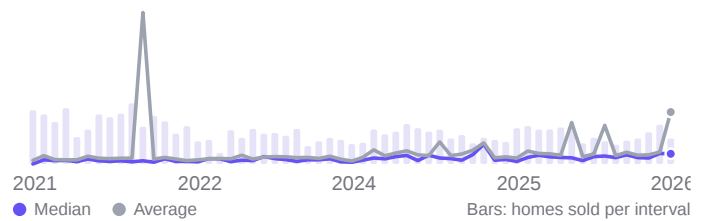
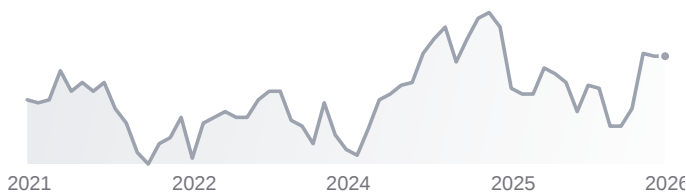
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

67 / 100

Sale prices

Median \$350K · Average \$1.1M

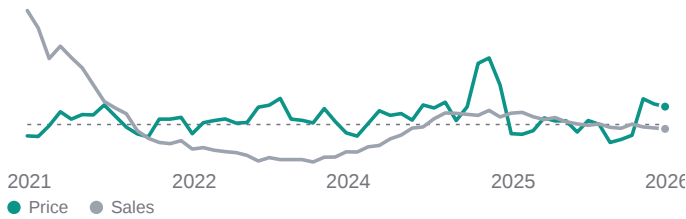


Growth (year over year)

Price +18.4% · Sales -4.6%

Price per square foot

\$250/ft²

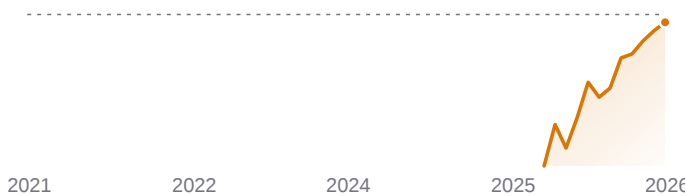


Sale premium vs estimated value

-0.3%

Annual turnover (share of homes sold)

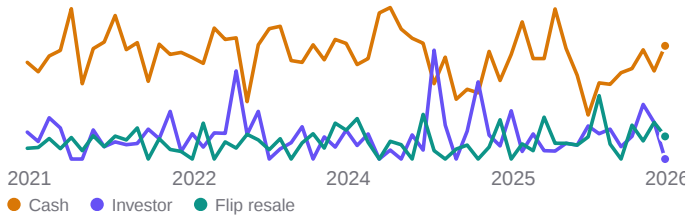
3.9%



BUYERS & OUTCOMES

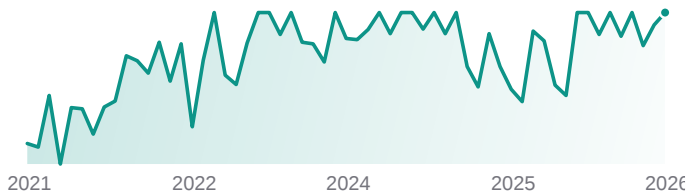
Buyer mix

Cash 27% · Investor 0% · Flip resale 5.4%



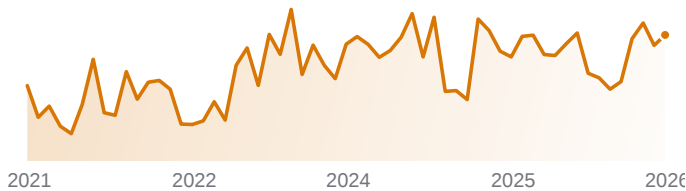
Sellers who sold at a gain

100%

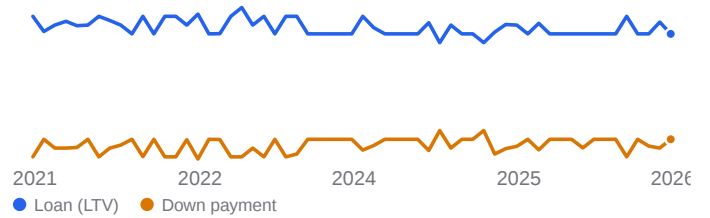


Median annualized return at resale

+6.5%

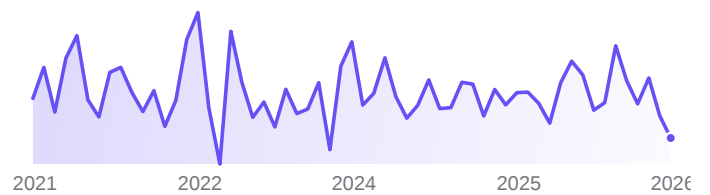


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



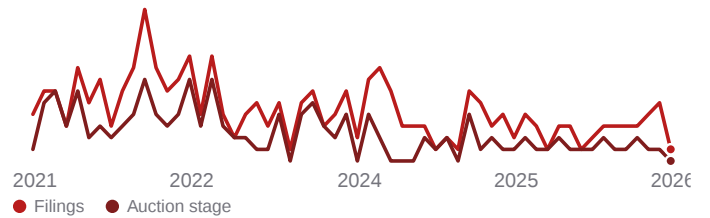
Typical hold before selling

5.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	12,585
Median value (AVM)	\$319K
Median size	1,248 ft²
Median bedrooms	3
Median year built	1977
Single family	43%
Condos	51%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	46%
Underwater (LTV 125% or more)	1.7%
Owner occupied	79%
Company owned	16%
Median loan-to-value	53%

Typical ownership tenure

10.8 yrs

COMMUNITY

Population	35,345
Density	4,963 / mi²
Median household income	\$83K
Average household income	\$100K
Crime index (US avg 100)	69
Air pollution index (US avg 100)	122
Earthquake index (US avg 100)	46
Homes occupied	96%
Bachelor's or higher	28%
Poverty rate	11.0%
Unemployment	1.9%
Average temp	48°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.