

Waukegan 60085

ZIP code · IL · Illinois · Lake County · Waukegan

BALANCED MARKET

\$248K

MEDIAN SALE PRICE

+5.5%

1-YR CHANGE

390

SALES (12 MO)

\$222K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 55 / 100



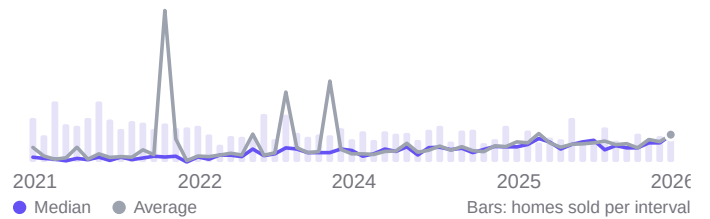
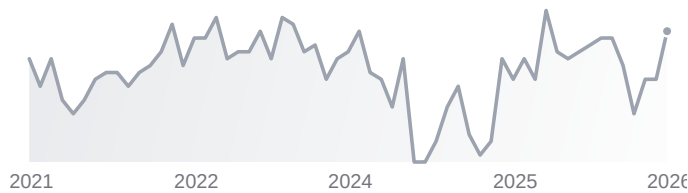
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

55 / 100

Sale prices

Median \$270K · Average \$272K

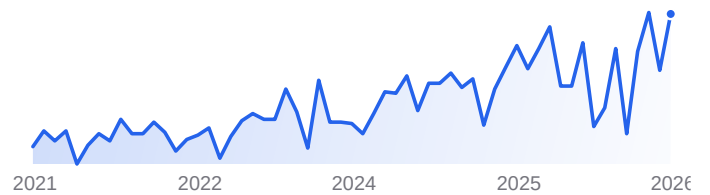
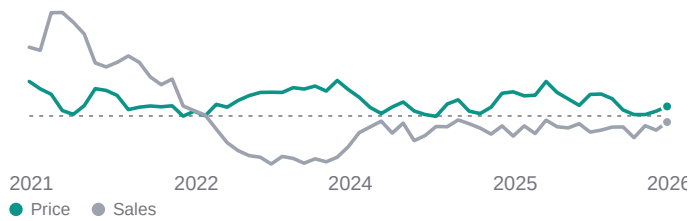


Growth (year over year)

Price +5.5% · Sales -3.5%

Price per square foot

\$212/ft²

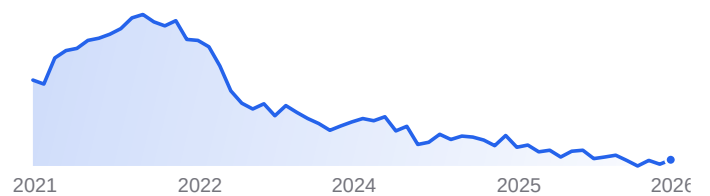
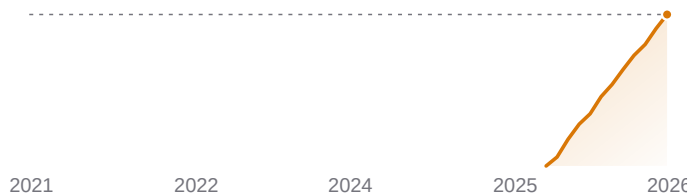


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

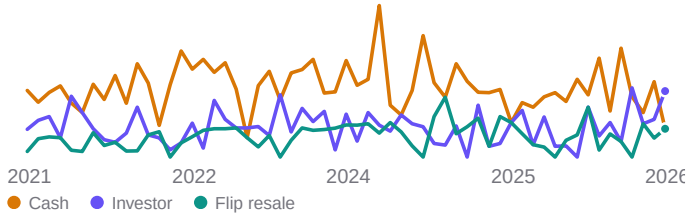
3.0%



BUYERS & OUTCOMES

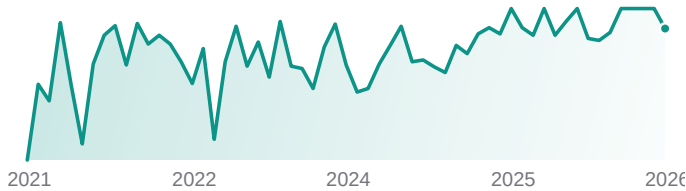
Buyer mix

Cash 9.1% · Investor 21% · Flip resale 9.1%



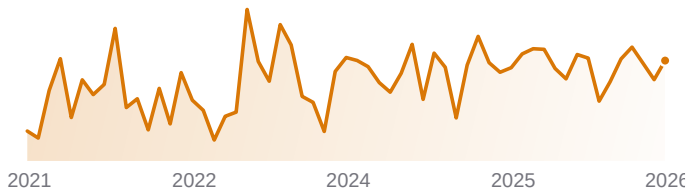
Sellers who sold at a gain

96%

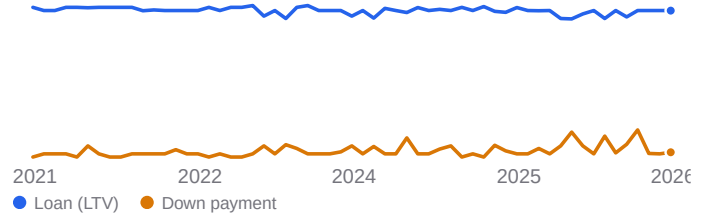


Median annualized return at resale

+8.3%

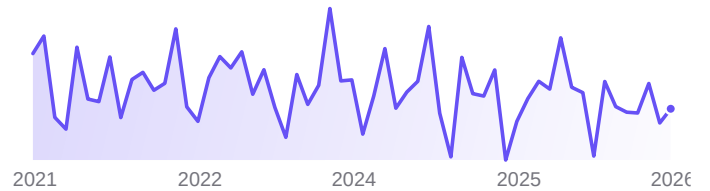


Financing (share of purchase price) Loan (LTV) 95% · Down payment 6.0%



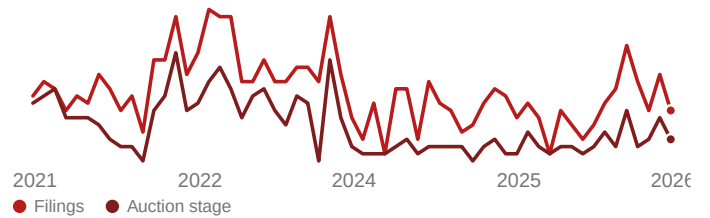
Typical hold before selling

7.6 yrs



Preforeclosure filings

Filings 7 · Auction stage 3



HOUSING STOCK

Homes	13,172
Median value (AVM)	\$222K
Median size	1,270 ft²
Median bedrooms	3
Median year built	1949
Single family	81%
Condos	3.9%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	51%
Underwater (LTV 125% or more)	1.5%
Owner occupied	77%
Company owned	11%
Median loan-to-value	50%

Typical ownership tenure

12.9 yrs

COMMUNITY

Population	71,985
Density	4,592 / mi²
Median household income	\$59K
Average household income	\$77K
Crime index (US avg 100)	119
Air pollution index (US avg 100)	97
Earthquake index (US avg 100)	32
Homes occupied	95%
Bachelor's or higher	13%
Poverty rate	16.9%
Unemployment	1.7%
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.