

Waukegan 60087

ZIP code · IL · Illinois · Lake County · Waukegan

SELLER'S MARKET

\$253K

MEDIAN SALE PRICE

+10.8%

1-YR CHANGE

234

SALES (12 MO)

\$253K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 60 / 100



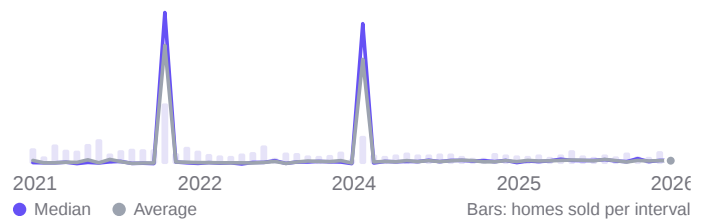
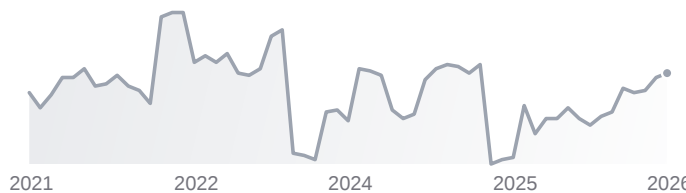
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

60 / 100

Sale prices

Median \$265K · Average \$256K

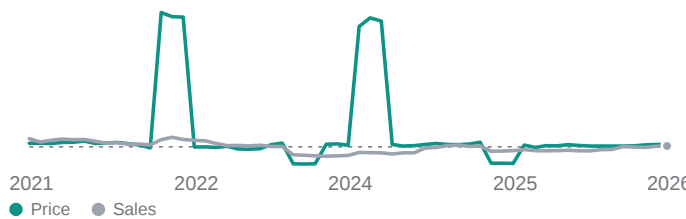


Growth (year over year)

Price +10.8% · Sales +4.0%

Price per square foot

\$215/ft²

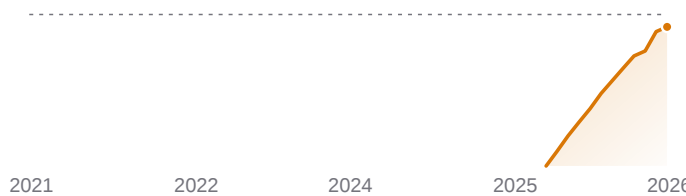


Sale premium vs estimated value

-0.5%

Annual turnover (share of homes sold)

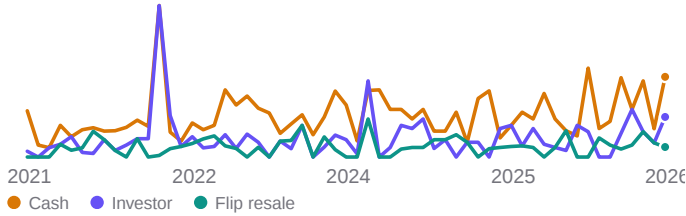
3.1%



BUYERS & OUTCOMES

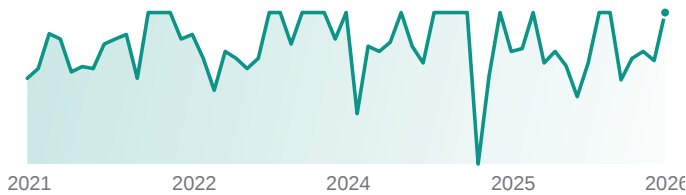
Buyer mix

Cash 42% · Investor 21% · Flip resale 5.3%



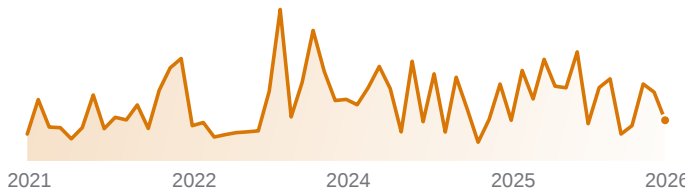
Sellers who sold at a gain

100%

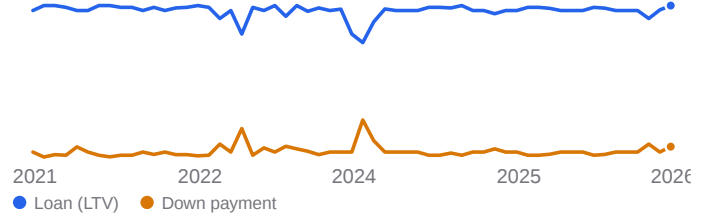


Median annualized return at resale

+3.7%

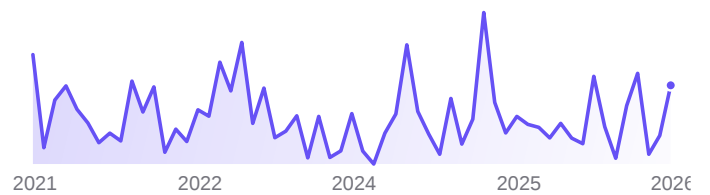


Financing (share of purchase price) Loan (LTV) 98% · Down payment 8.4%



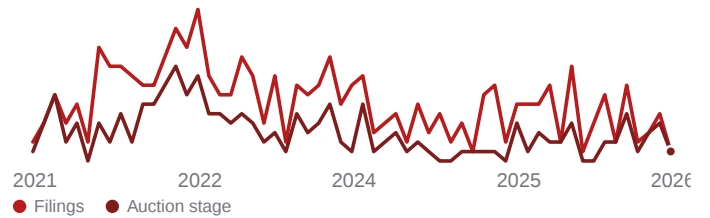
Typical hold before selling

13.4 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	7,437
Median value (AVM)	\$253K
Median size	1,152 ft²
Median bedrooms	3
Median year built	1962
Single family	91%
Condos	4.9%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	50%
Underwater (LTV 125% or more)	1.2%
Owner occupied	85%
Company owned	12%
Median loan-to-value	50%

Typical ownership tenure

11.8 yrs

COMMUNITY

Population	29,274
Density	1,686 / mi²
Median household income	\$72K
Average household income	\$94K
Crime index (US avg 100)	96
Air pollution index (US avg 100)	91
Earthquake index (US avg 100)	37
Homes occupied	96%
Bachelor's or higher	12%
Poverty rate	11.8%
Unemployment	1.6%
Average temp	48°F
Annual precip	34 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.