

Buffalo Grove 60089

ZIP code · IL · Illinois > Lake County > Buffalo Grove

BALANCED MARKET

\$406K

MEDIAN SALE PRICE

-5.6%

1-YR CHANGE

582

SALES (12 MO)

\$441K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 57 / 100



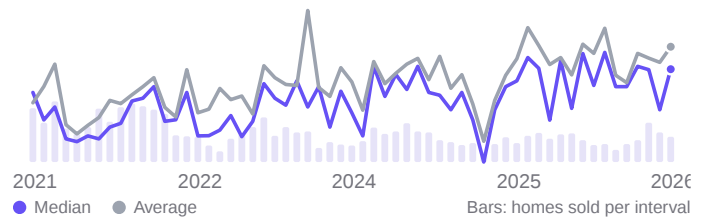
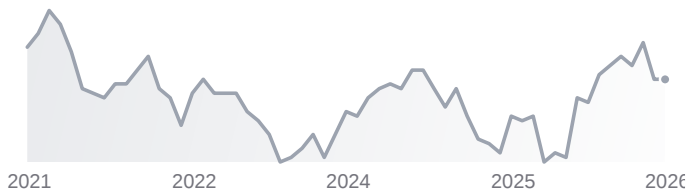
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

57 / 100

Sale prices

Median \$430K · Average \$469K

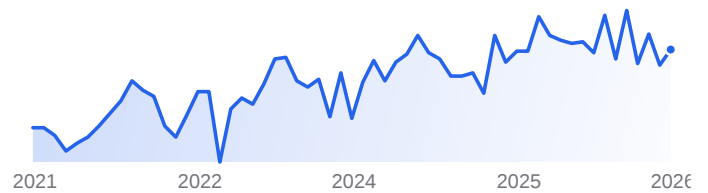
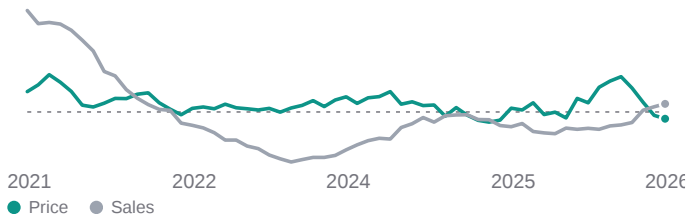


Growth (year over year)

Price -5.6% · Sales +6.8%

Price per square foot

\$247/ft²

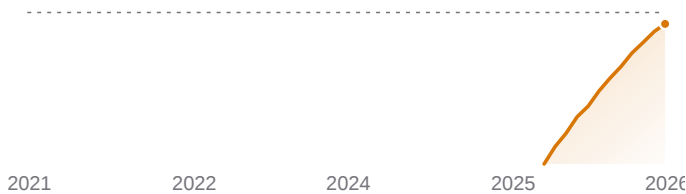


Sale premium vs estimated value

-0.4%

Annual turnover (share of homes sold)

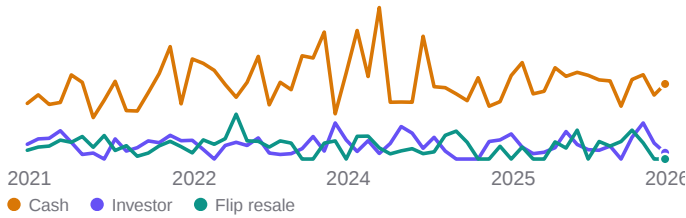
3.7%



BUYERS & OUTCOMES

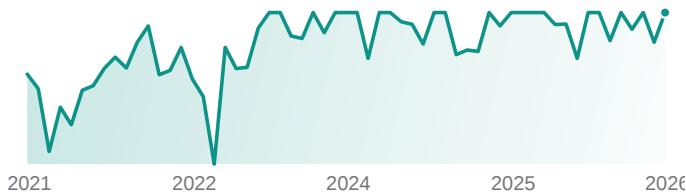
Buyer mix

Cash 23% · Investor 1.9% · Flip resale 0%



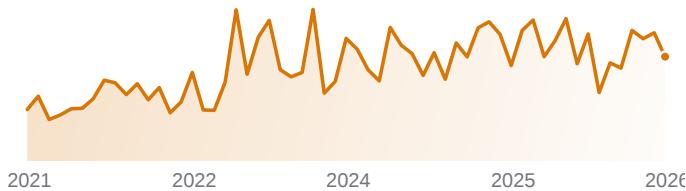
Sellers who sold at a gain

100%

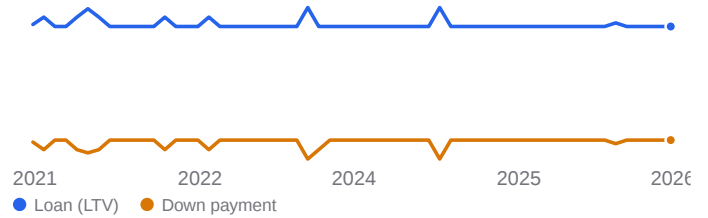


Median annualized return at resale

+4.3%

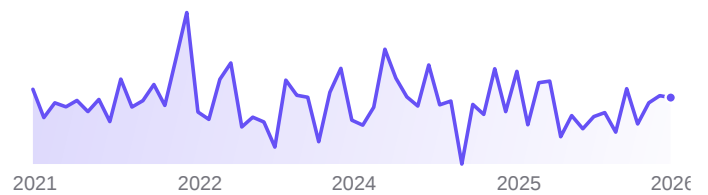


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



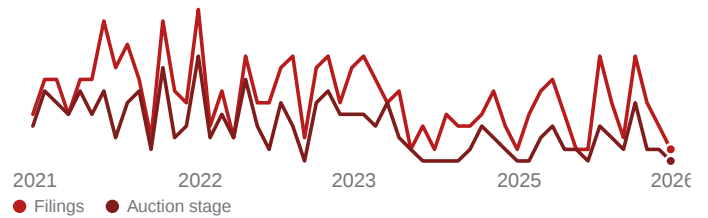
Typical hold before selling

8.8 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	15,669
Median value (AVM)	\$441K
Median size	1,670 ft²
Median bedrooms	3
Median year built	1981
Single family	64%
Condos	35%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	44%
Underwater (LTV 125% or more)	1.8%
Owner occupied	85%
Company owned	15%
Median loan-to-value	54%

Typical ownership tenure

10.0 yrs

COMMUNITY

Population	38,562
Density	3,926 / mi²
Median household income	\$123K
Average household income	\$145K
Crime index (US avg 100)	56
Air pollution index (US avg 100)	121
Earthquake index (US avg 100)	42
Homes occupied	97%
Bachelor's or higher	38%
Poverty rate	4.6%
Unemployment	1.8%
Average temp	49°F
Annual precip	36 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.