

Wheeling 60090

ZIP code · IL · Illinois · Cook County · Wheeling

BALANCED MARKET

\$304K

MEDIAN SALE PRICE

-6.0%

1-YR CHANGE

410

SALES (12 MO)

\$324K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 50 / 100



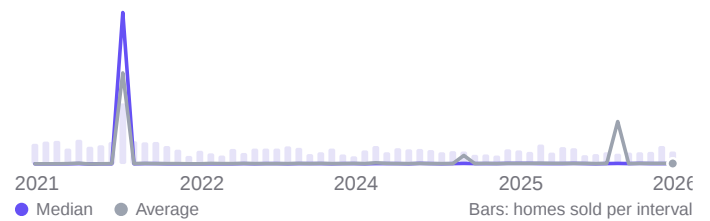
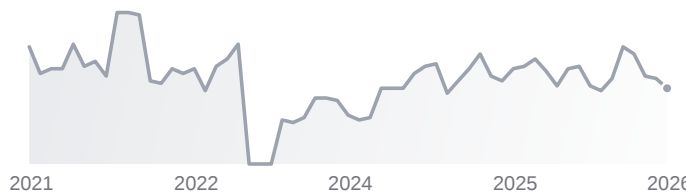
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

50 / 100

Sale prices

Median \$310K · Average \$323K

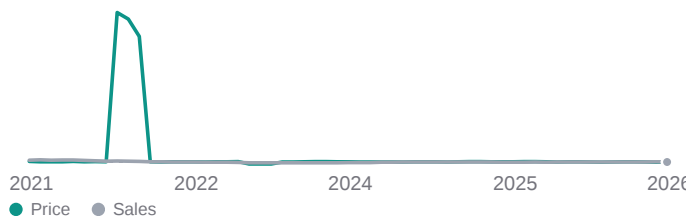


Growth (year over year)

Price -6.0% · Sales -1.7%

Price per square foot

\$239/ft²

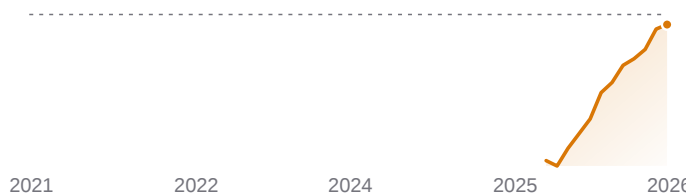


Sale premium vs estimated value

-0.3%

Annual turnover (share of homes sold)

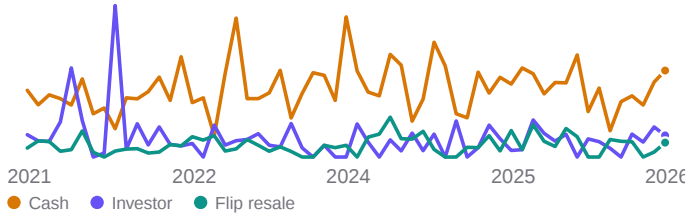
3.5%



BUYERS & OUTCOMES

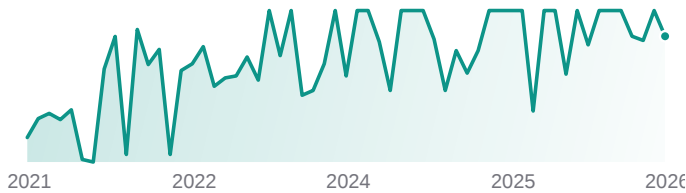
Buyer mix

Cash 35% · Investor 8.8% · Flip resale 5.9%



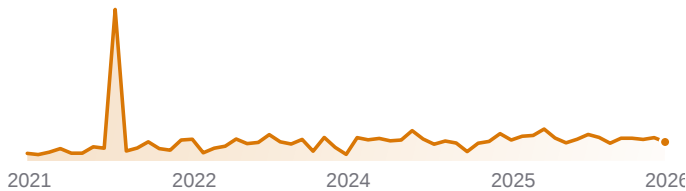
Sellers who sold at a gain

96%

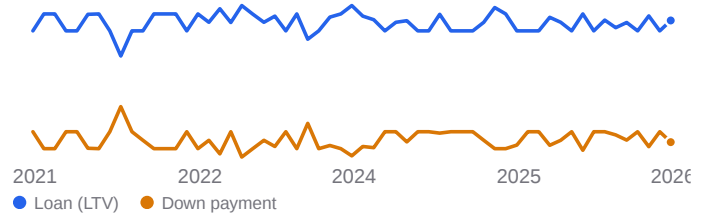


Median annualized return at resale

+5.2%

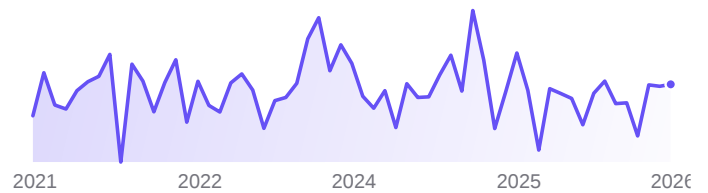


Financing (share of purchase price) Loan (LTV) 86% · Down payment 14%



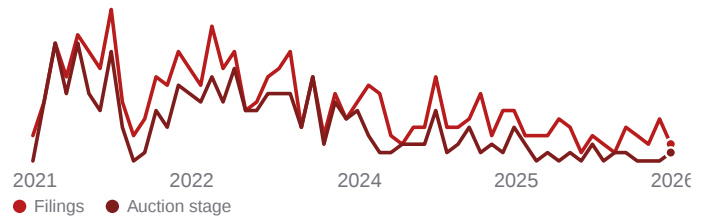
Typical hold before selling

8.9 yrs



Preforeclosure filings

Filings 2 · Auction stage 1



HOUSING STOCK

Homes	11,553
Median value (AVM)	\$324K
Median size	1,352 ft²
Median bedrooms	3
Median year built	1979
Single family	36%
Condos	51%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	53%
Underwater (LTV 125% or more)	1.1%
Owner occupied	76%
Company owned	15%
Median loan-to-value	49%

Typical ownership tenure

11.7 yrs

COMMUNITY

Population	37,199
Density	3,783 / mi²
Median household income	\$80K
Average household income	\$108K
Crime index (US avg 100)	73
Air pollution index (US avg 100)	119
Earthquake index (US avg 100)	46
Homes occupied	95%
Bachelor's or higher	28%
Poverty rate	8.7%
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.