

Wilmette 60091

ZIP code · IL · Illinois > Cook County > Wilmette

SELLER'S MARKET

\$1.1M

MEDIAN SALE PRICE

+5.6%

1-YR CHANGE

442

SALES (12 MO)

\$1M

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 75 / 100

Buyer's market

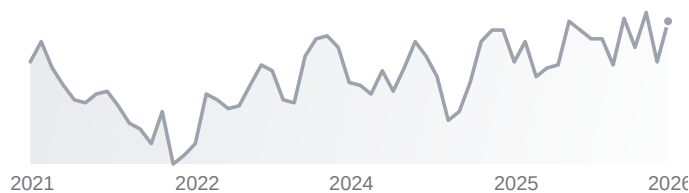
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

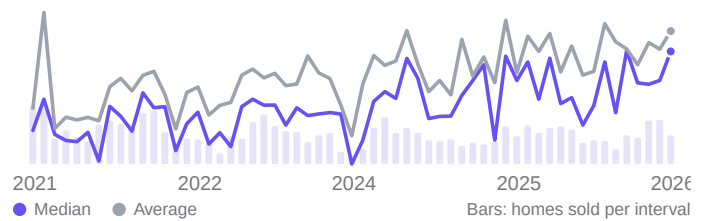
Market temperature (0–100)

75 / 100



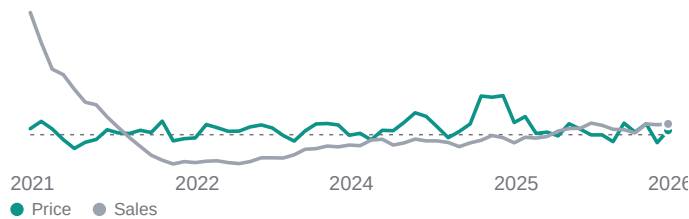
Sale prices

Median \$1.2M · Average \$1.4M



Growth (year over year)

Price +5.6% · Sales +13.6%



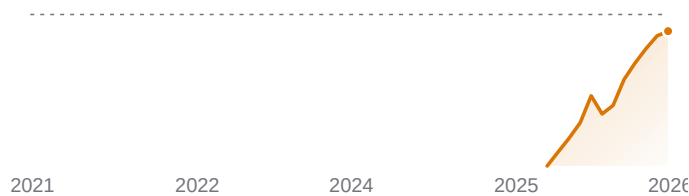
Price per square foot

\$533/ft²



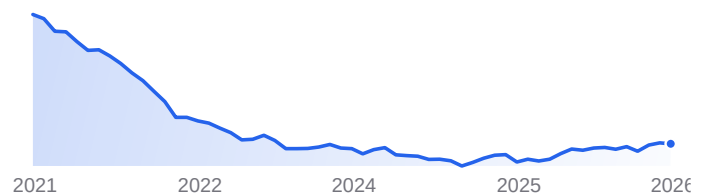
Sale premium vs estimated value

-0.9%



Annual turnover (share of homes sold)

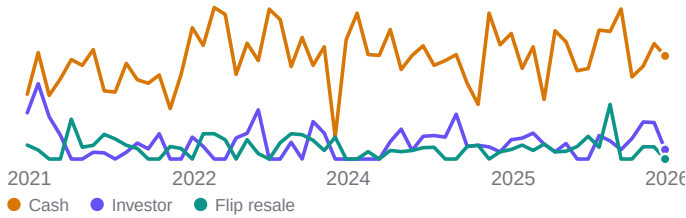
4.6%



BUYERS & OUTCOMES

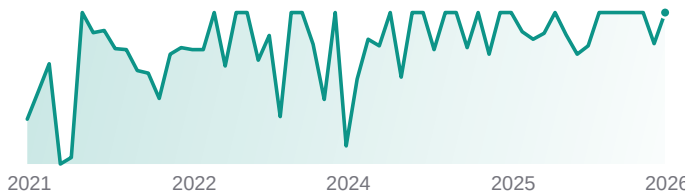
Buyer mix

Cash 31% · Investor 2.9% · Flip resale 0%



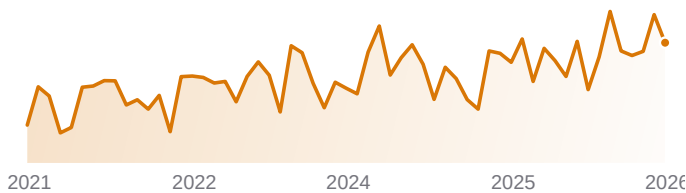
Sellers who sold at a gain

100%

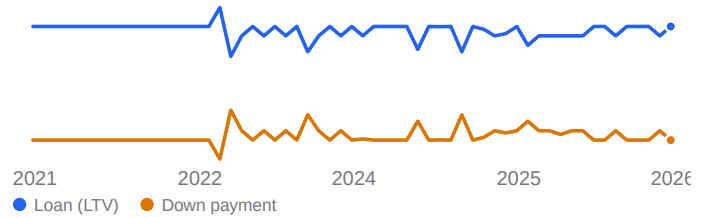


Median annualized return at resale

+5.8%

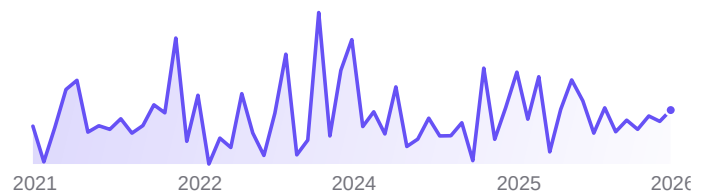


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



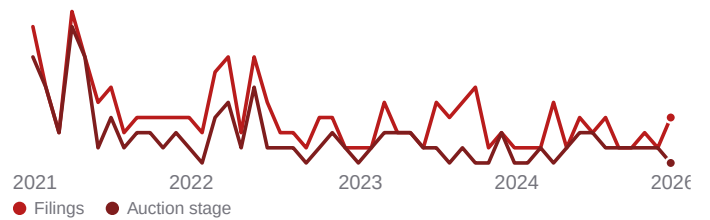
Typical hold before selling

9.4 yrs



Preforeclosure filings

Filings 3 · Auction stage 0



HOUSING STOCK

Homes	9,689
Median value (AVM)	\$1M
Median size	2,176 ft²
Median bedrooms	4
Median year built	1956
Single family	84%
Condos	9.7%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	58%
Underwater (LTV 125% or more)	1.5%
Owner occupied	91%
Company owned	22%
Median loan-to-value	46%

Typical ownership tenure

10.1 yrs

COMMUNITY

Population	27,030
Density	4,194 / mi ²
Median household income	\$174K
Average household income	\$261K
Crime index (US avg 100)	33
Air pollution index (US avg 100)	111
Earthquake index (US avg 100)	46
Homes occupied	95%
Bachelor's or higher	35%
Poverty rate	2.8%
Unemployment	1.6%
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.