

Zion 60099

ZIP code · IL · Illinois > Lake County > Zion

SELLER'S MARKET

\$265K

MEDIAN SALE PRICE

-2.1%

1-YR CHANGE

355

SALES (12 MO)

\$252K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 62 / 100



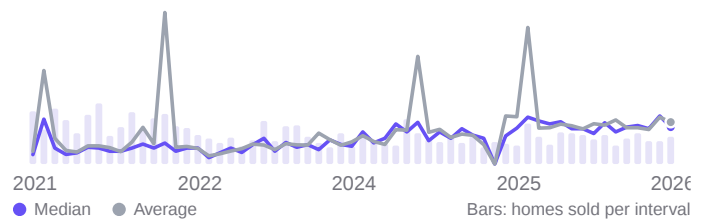
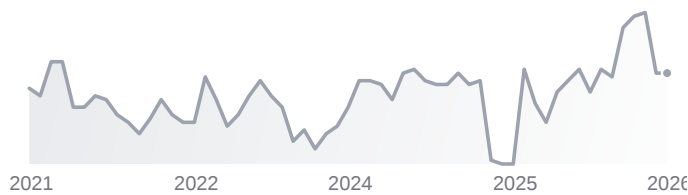
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

62 / 100

Sale prices

Median \$255K · Average \$271K

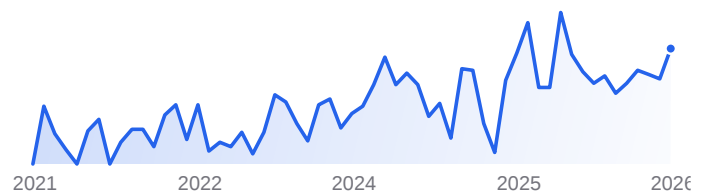
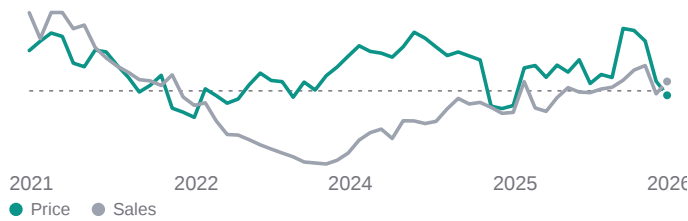


Growth (year over year)

Price -2.1% · Sales +4.4%

Price per square foot

\$202/ft²

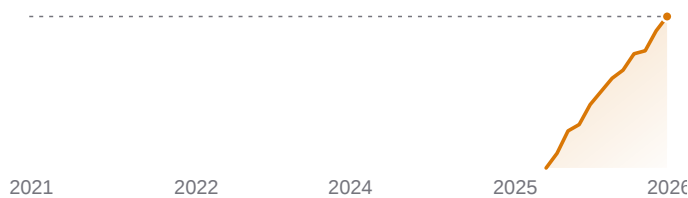


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

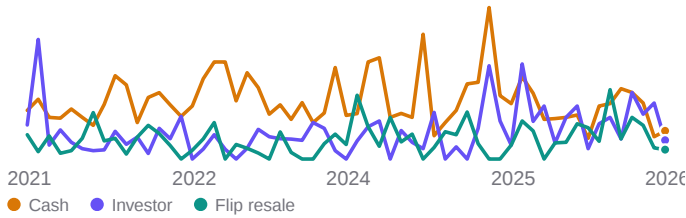
4.1%



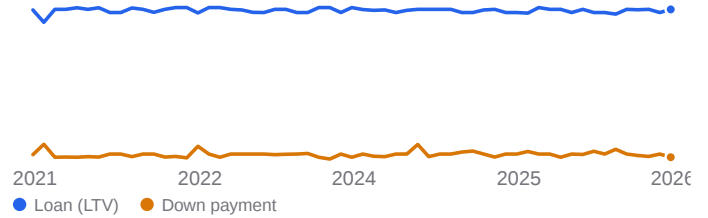
BUYERS & OUTCOMES

Buyer mix

Cash 9.7% · Investor 6.5% · Flip resale 3.2%

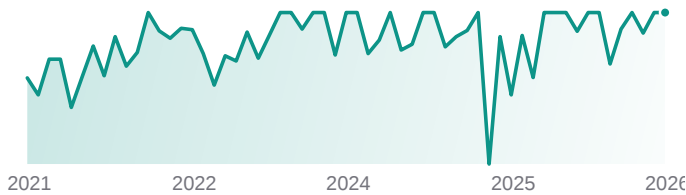


Financing (share of purchase price) Loan (LTV) 97% · Down payment 3.0%



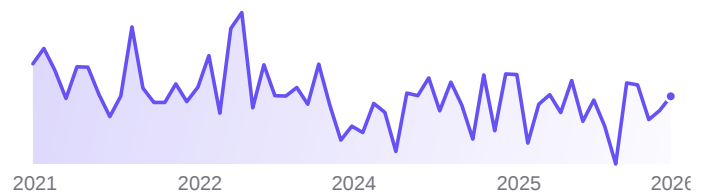
Sellers who sold at a gain

100%



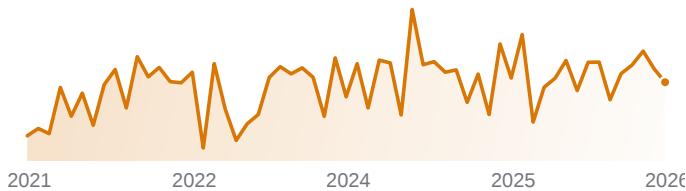
Typical hold before selling

7.9 yrs



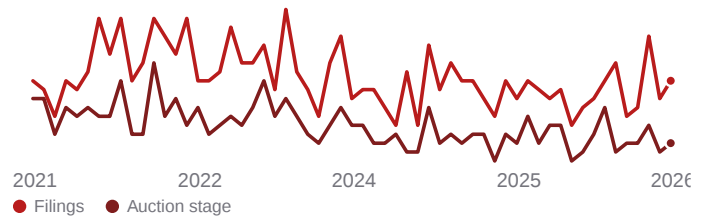
Median annualized return at resale

+7.0%



Preforeclosure filings

Filings 9 · Auction stage 2



HOUSING STOCK

Homes	8,596
Median value (AVM)	\$252K
Median size	1,260 ft²
Median bedrooms	3
Median year built	1970
Single family	92%
Condos	0.7%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	44%
Underwater (LTV 125% or more)	1.5%
Owner occupied	84%
Company owned	11%
Median loan-to-value	55%

Typical ownership tenure

9.7 yrs

COMMUNITY

Population	32,577
Density	1,451 / mi²
Median household income	\$69K
Average household income	\$91K
Crime index (US avg 100)	145
Air pollution index (US avg 100)	82
Earthquake index (US avg 100)	36
Homes occupied	93%
Bachelor's or higher	12%
Poverty rate	15.0%
Unemployment	1.6%
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.