

Bellwood 60104

ZIP code · IL · Illinois > Cook County > Bellwood

SELLER'S MARKET

\$243K

MEDIAN SALE PRICE

+9.9%

1-YR CHANGE

193

SALES (12 MO)

\$246K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 66 / 100

Buyer's market

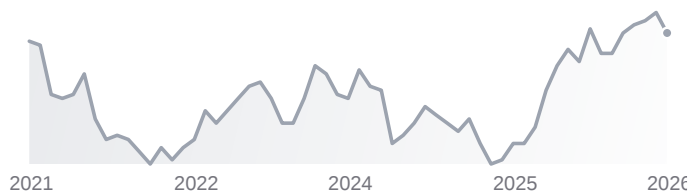
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

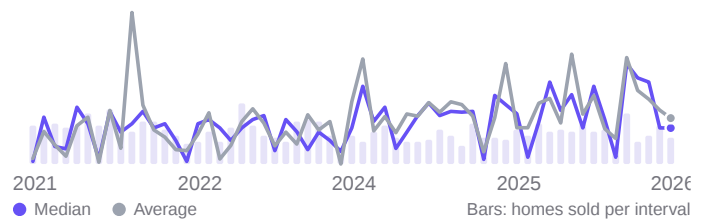
Market temperature (0–100)

66 / 100



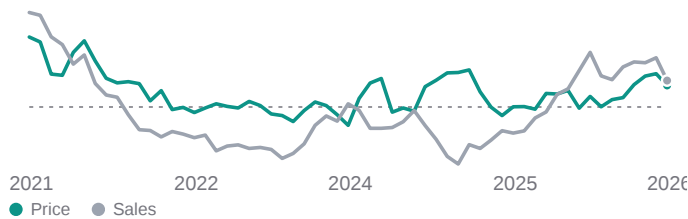
Sale prices

Median \$225K · Average \$237K



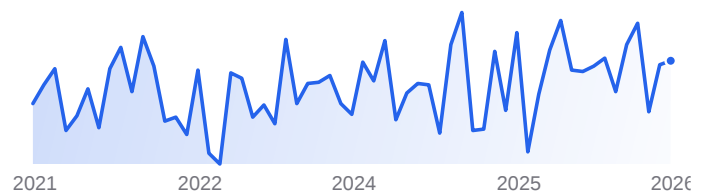
Growth (year over year)

Price +9.9% · Sales +12.2%



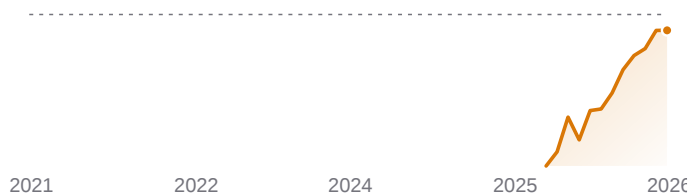
Price per square foot

\$211/ft²



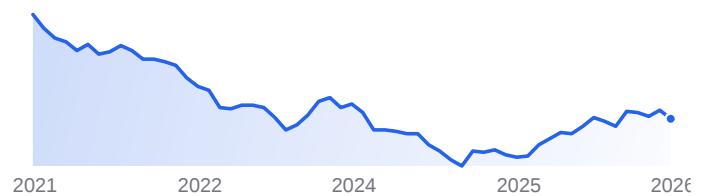
Sale premium vs estimated value

-0.4%



Annual turnover (share of homes sold)

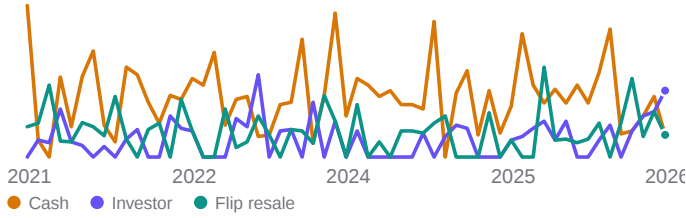
3.4%



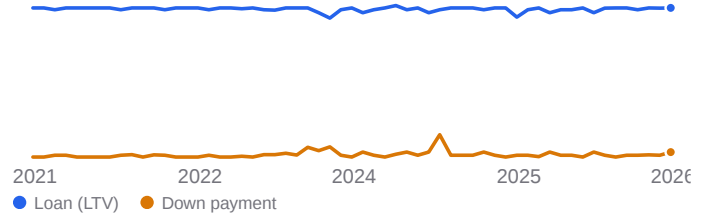
BUYERS & OUTCOMES

Buyer mix

Cash 7.7% · Investor 23% · Flip resale 7.7%

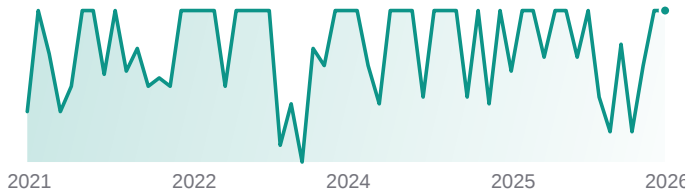


Financing (share of purchase price) Loan (LTV) 98% · Down payment 5.0%



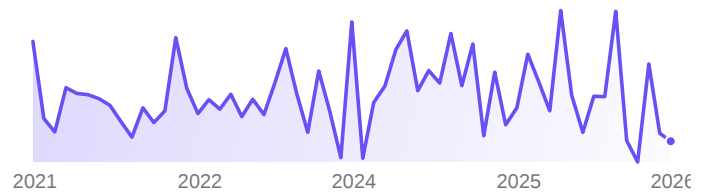
Sellers who sold at a gain

100%



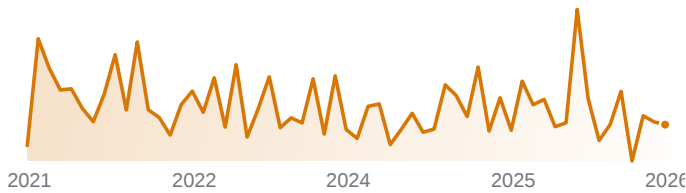
Typical hold before selling

2.8 yrs



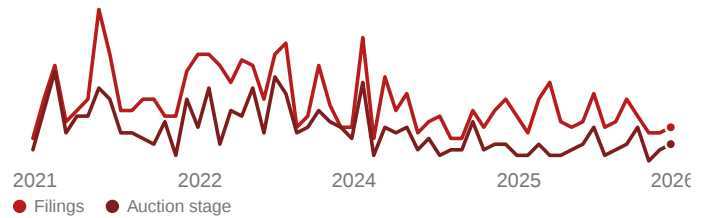
Median annualized return at resale

+4.3%



Preforeclosure filings

Filings 7 · Auction stage 4



HOUSING STOCK

Homes	5,721
Median value (AVM)	\$246K
Median size	1,048 ft²
Median bedrooms	3
Median year built	1953
Single family	86%
Condos	2.8%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	40%
Underwater (LTV 125% or more)	2.9%
Owner occupied	87%
Company owned	9.0%
Median loan-to-value	59%

Typical ownership tenure

13.7 yrs

COMMUNITY

Population	18,530
Density	7,719 / mi²
Median household income	\$73K
Average household income	\$92K
Crime index (US avg 100)	44
Air pollution index (US avg 100)	128
Earthquake index (US avg 100)	50
Homes occupied	94%
Bachelor's or higher	14%
Poverty rate	11.0%
Unemployment	1.5%
Average temp	50°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.