

Cortland 60112

ZIP code · IL · Illinois > DeKalb County > Cortland

BUYER'S MARKET

\$289K

MEDIAN SALE PRICE

-8.7%

1-YR CHANGE

62

SALES (12 MO)

\$294K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 36 / 100



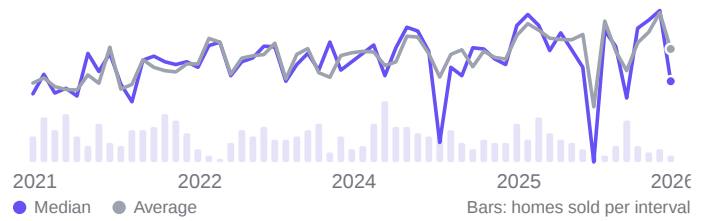
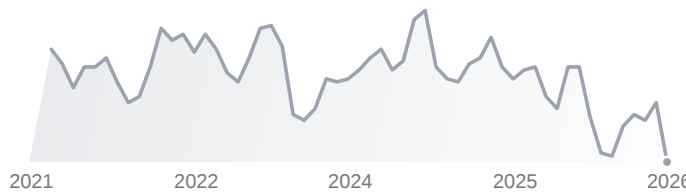
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

36 / 100

Sale prices

Median \$210K · Average \$268K

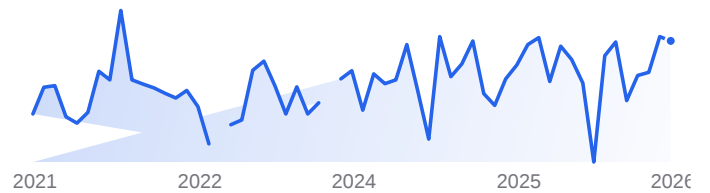
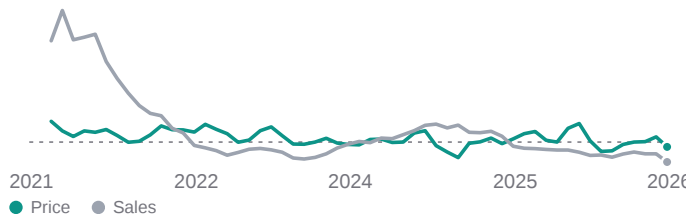


Growth (year over year)

Price -8.7% · Sales -36.1%

Price per square foot

\$292/ft²

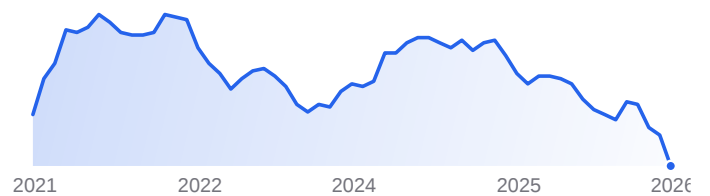
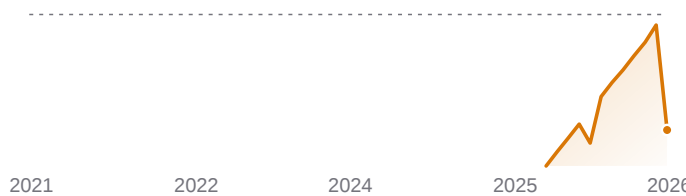


Sale premium vs estimated value

-3.8%

Annual turnover (share of homes sold)

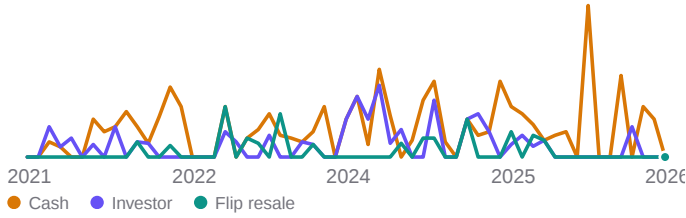
4.0%



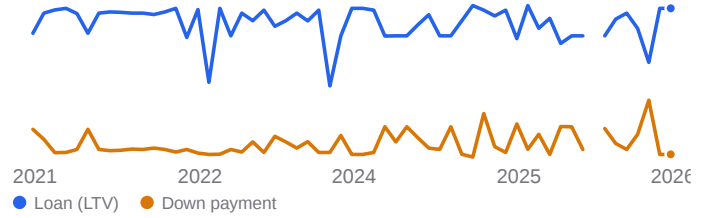
BUYERS & OUTCOMES

Buyer mix

Cash 0% · Investor 0% · Flip resale 0%

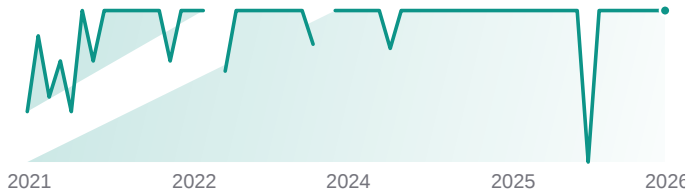


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



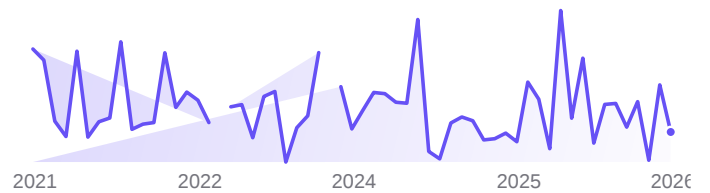
Sellers who sold at a gain

100%



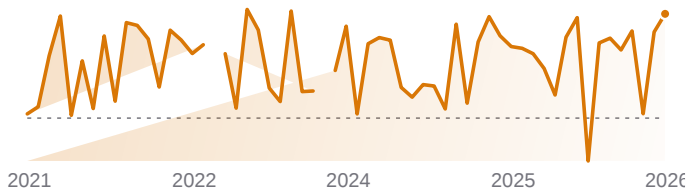
Typical hold before selling

4.3 yrs



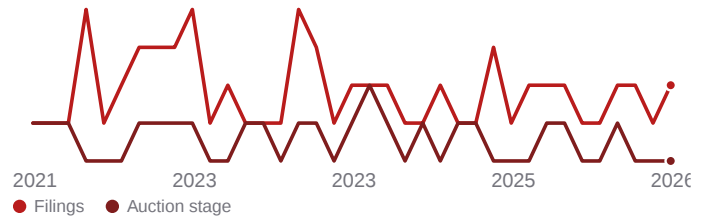
Median annualized return at resale

+9.5%



Preforeclosure filings

Filings 2 · Auction stage 0



HOUSING STOCK

Homes	1,564
Median value (AVM)	\$294K
Median size	1,157 ft²
Median bedrooms	1
Median year built	2002
Single family	93%
Condos	1.3%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	44%
Underwater (LTV 125% or more)	0.9%
Owner occupied	89%
Company owned	12%
Median loan-to-value	53%

Typical ownership tenure

9.8 yrs

COMMUNITY

Population	1,414
Density	338 / mi²
Median household income	\$89K
Average household income	\$99K
Crime index (US avg 100)	94
Air pollution index (US avg 100)	89
Earthquake index (US avg 100)	49
Homes occupied	96%
Bachelor's or higher	19%
Poverty rate	6.3%
Unemployment	1.9%
Average temp	48°F
Annual precip	37 in
Sunshine	52%

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.