

Forest Park 60130

ZIP code · IL · Illinois > Cook County > Forest Park

STRONG SELLER'S MARKET

\$362K

MEDIAN SALE PRICE

+21.9%

1-YR CHANGE

282

SALES (12 MO)

\$290K

MEDIAN VALUE (AVM)

Market temperature

Strong seller's market · 80 / 100

Buyer's market

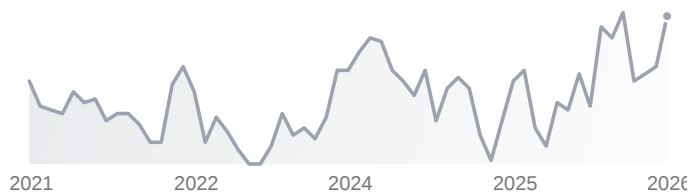
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

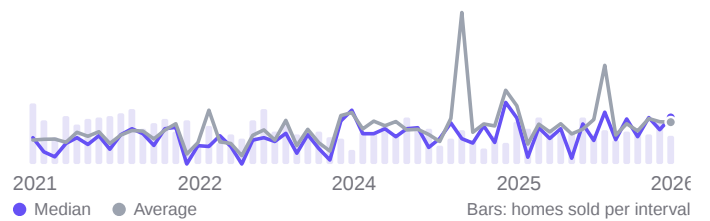
Market temperature (0–100)

80 / 100



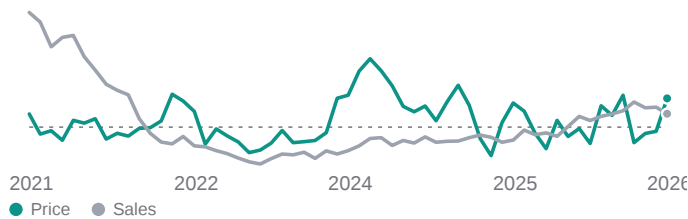
Sale prices

Median \$383K · Average \$359K



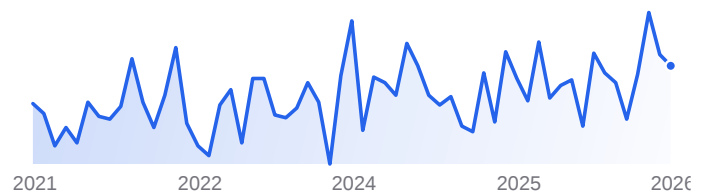
Growth (year over year)

Price +21.9% · Sales +10.2%



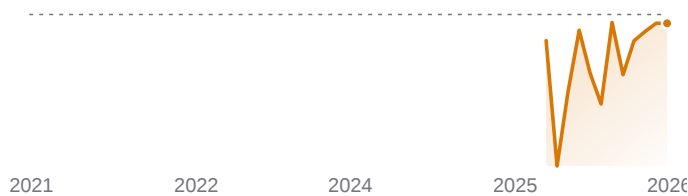
Price per square foot

\$222/ft²



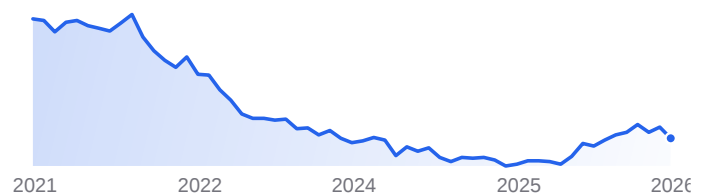
Sale premium vs estimated value

-0.2%



Annual turnover (share of homes sold)

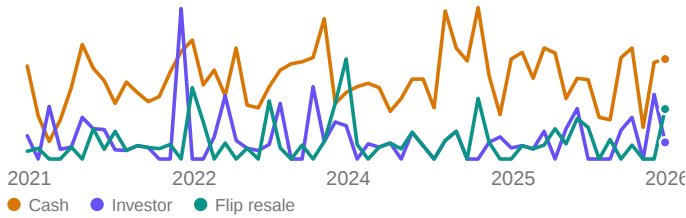
5.7%



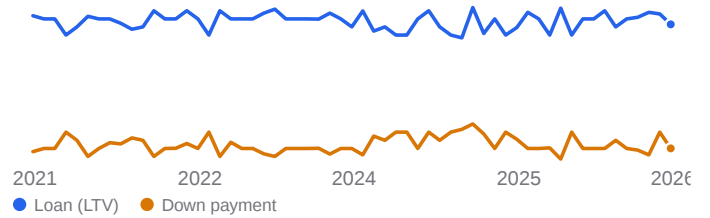
BUYERS & OUTCOMES

Buyer mix

Cash 30% · Investor 5.0% · Flip resale 15%

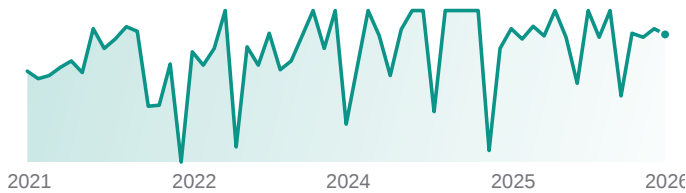


Financing (share of purchase price) Loan (LTV) 87% · Down payment 10%



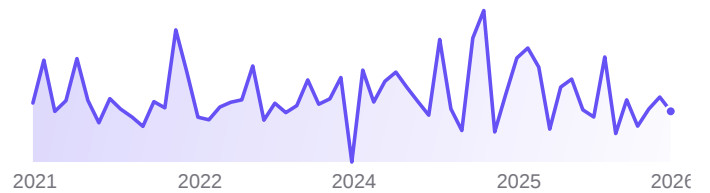
Sellers who sold at a gain

95%



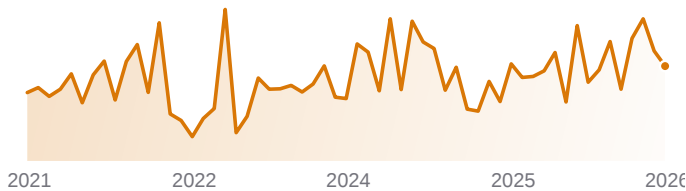
Typical hold before selling

5.5 yrs



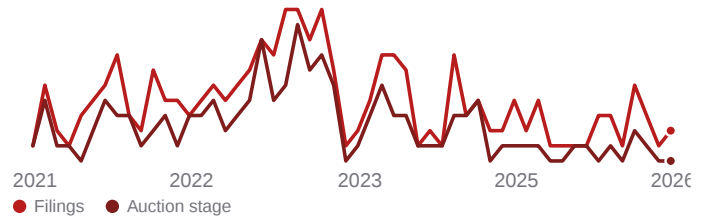
Median annualized return at resale

+4.7%



Preforeclosure filings

Filings 2 · Auction stage 0



HOUSING STOCK

Homes	4,930
Median value (AVM)	\$290K
Median size	1,324 ft²
Median bedrooms	3
Median year built	1956
Single family	34%
Condos	42%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	42%
Underwater (LTV 125% or more)	2.3%
Owner occupied	73%
Company owned	20%
Median loan-to-value	58%

Typical ownership tenure

8.9 yrs

COMMUNITY

Population	13,613
Density	4,924 / mi²
Median household income	\$77K
Average household income	\$109K
Crime index (US avg 100)	129
Air pollution index (US avg 100)	130
Earthquake index (US avg 100)	45
Homes occupied	93%
Bachelor's or higher	28%
Poverty rate	10.3%
Unemployment	1.6%
Average temp	50°F
Annual precip	38 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.