

Westchester 60154

ZIP code · IL · Illinois > Cook County > Westchester

BALANCED MARKET

\$372K

MEDIAN SALE PRICE

-0.7%

1-YR CHANGE

242

SALES (12 MO)

\$364K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 54 / 100



MARKET TRENDS (5 YEARS)

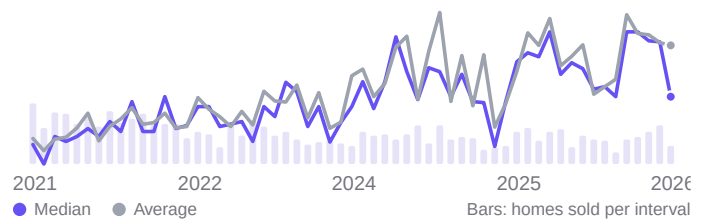
Market temperature (0–100)

54 / 100



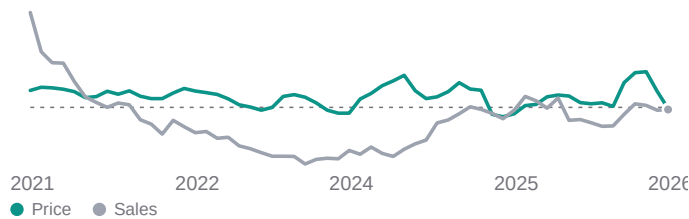
Sale prices

Median \$335K · Average \$386K



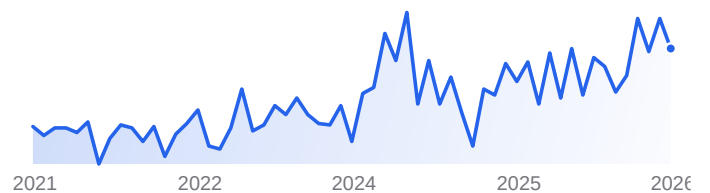
Growth (year over year)

Price -0.7% · Sales -1.2%



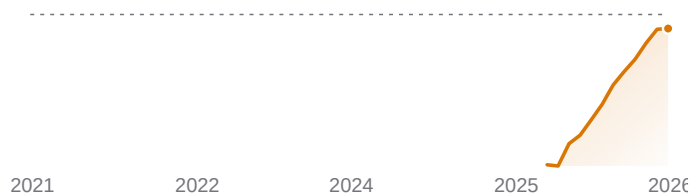
Price per square foot

\$277/ft²



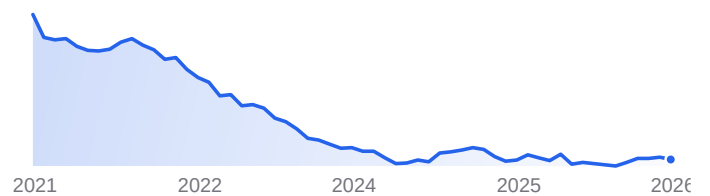
Sale premium vs estimated value

-0.3%



Annual turnover (share of homes sold)

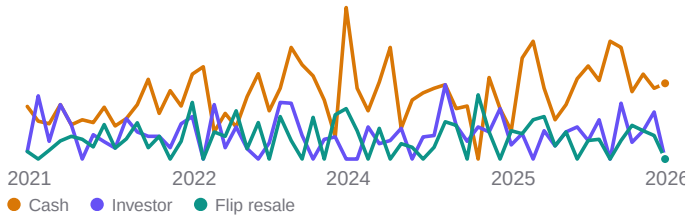
3.4%



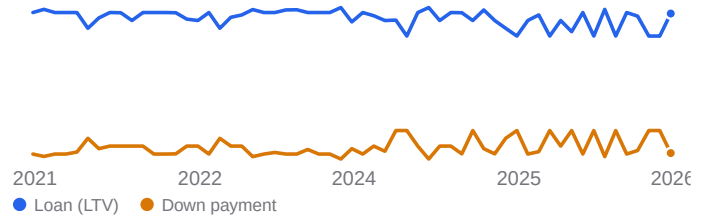
BUYERS & OUTCOMES

Buyer mix

Cash 21% · Investor 0% · Flip resale 0%

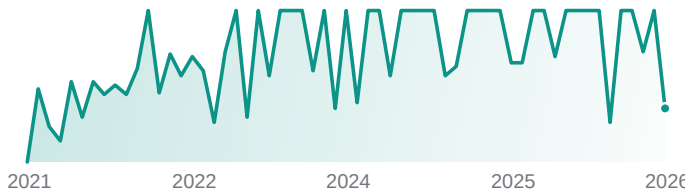


Financing (share of purchase price) Loan (LTV) 94% · Down payment 5.6%



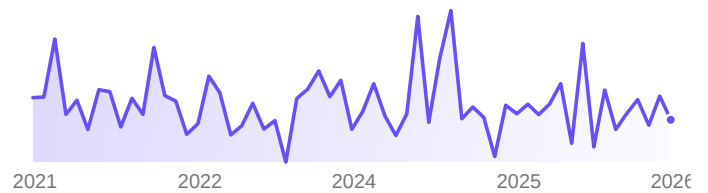
Sellers who sold at a gain

88%



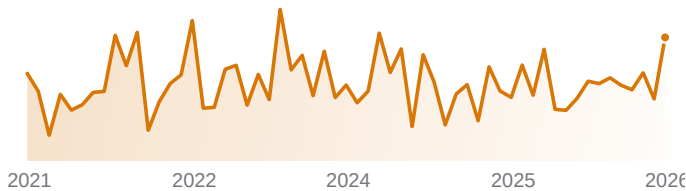
Typical hold before selling

6.5 yrs



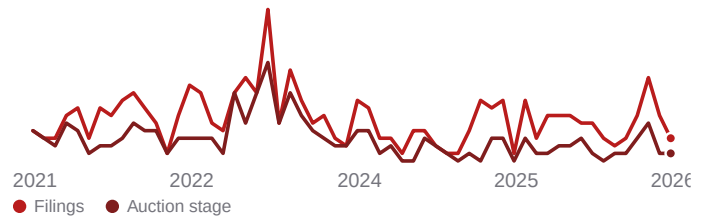
Median annualized return at resale

+6.5%



Preforeclosure filings

Filings 3 · Auction stage 1



HOUSING STOCK

Homes	7,165
Median value (AVM)	\$364K
Median size	1,303 ft²
Median bedrooms	3
Median year built	1956
Single family	85%
Condos	4.0%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	43%
Underwater (LTV 125% or more)	1.7%
Owner occupied	92%
Company owned	15%
Median loan-to-value	56%

Typical ownership tenure

10.8 yrs

COMMUNITY

Population	16,170
Density	3,347 / mi²
Median household income	\$100K
Average household income	\$121K
Crime index (US avg 100)	64
Air pollution index (US avg 100)	129
Earthquake index (US avg 100)	44
Homes occupied	96%
Bachelor's or higher	31%
Poverty rate	3.7%
Unemployment	1.5%
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.