

Hillside 60162

ZIP code · IL · Illinois > Cook County > Hillside

BUYER'S MARKET

\$324K

MEDIAN SALE PRICE

+15.0%

1-YR CHANGE

71

SALES (12 MO)

\$301K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 38 / 100



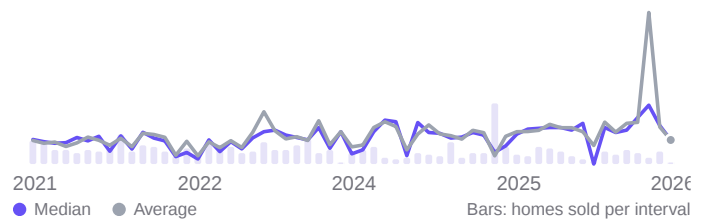
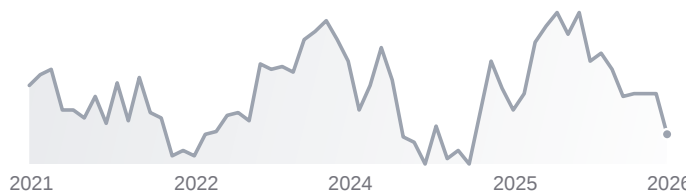
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

38 / 100

Sale prices

Median \$225K · Average \$225K

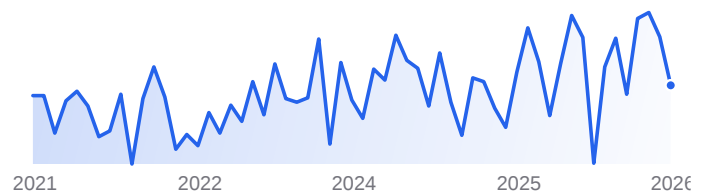
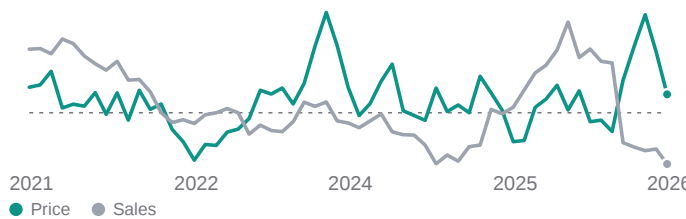


Growth (year over year)

Price +15.0% · Sales -41.8%

Price per square foot

\$220/ft²

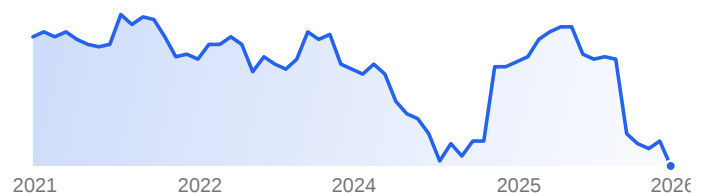
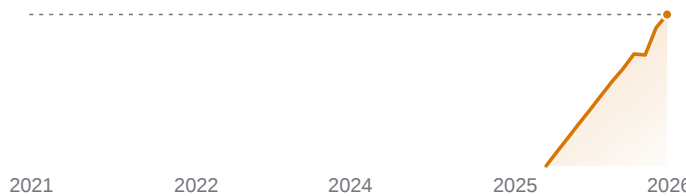


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

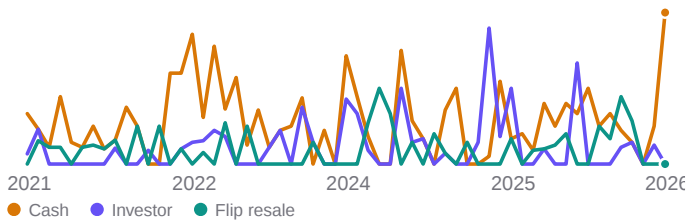
2.6%



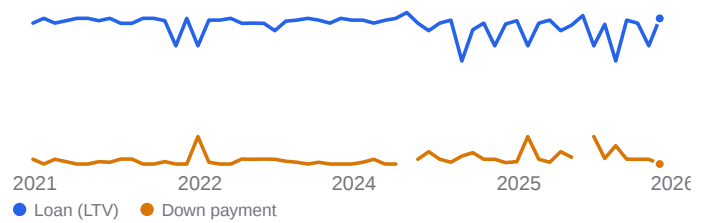
BUYERS & OUTCOMES

Buyer mix

Cash 100% · Investor 0% · Flip resale 0%

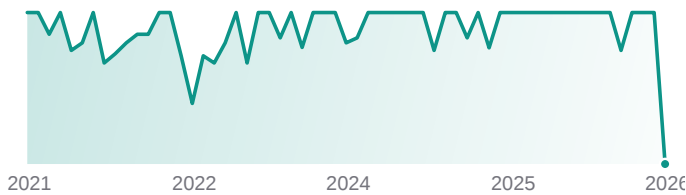


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



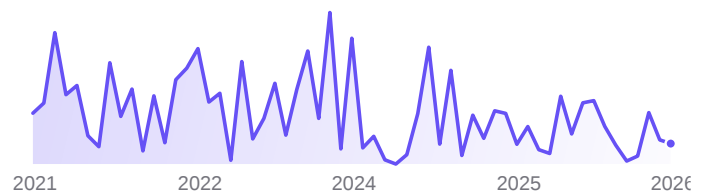
Sellers who sold at a gain

0%



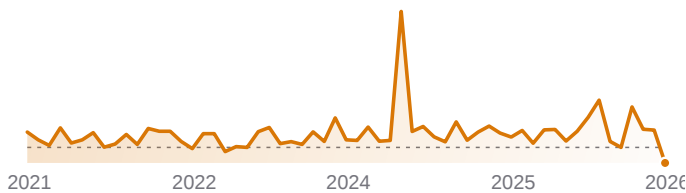
Typical hold before selling

3.0 yrs



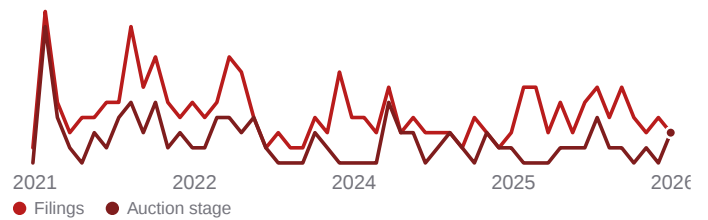
Median annualized return at resale

-6.5%



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	2,755
Median value (AVM)	\$301K
Median size	1,110 ft²
Median bedrooms	3
Median year built	1956
Single family	80%
Condos	17%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	46%
Underwater (LTV 125% or more)	1.6%
Owner occupied	81%
Company owned	17%
Median loan-to-value	53%

Typical ownership tenure

13.8 yrs

COMMUNITY

Population	8,676
Density	2,685 / mi ²
Median household income	\$74K
Average household income	\$94K
Crime index (US avg 100)	58
Air pollution index (US avg 100)	128
Earthquake index (US avg 100)	49
Homes occupied	96%
Bachelor's or higher	19%
Poverty rate	4.8%
Unemployment	1.6%
Average temp	49°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.