

Berkeley 60163

ZIP code · IL · Illinois > Cook County > Berkeley

SELLER'S MARKET

\$322K

MEDIAN SALE PRICE

+10.9%

1-YR CHANGE

62

SALES (12 MO)

\$286K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 75 / 100

Buyer's market

Balanced

Seller's market

MARKET TRENDS (5 YEARS)

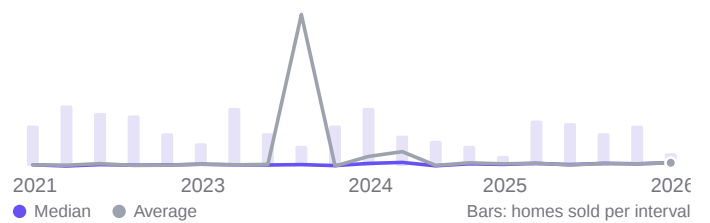
Market temperature (0–100)

75 / 100



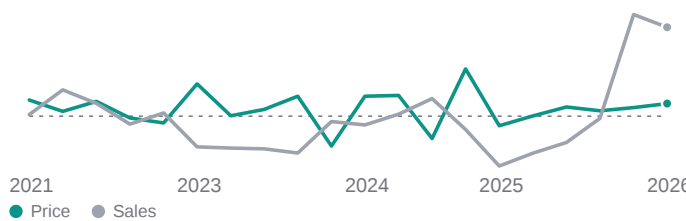
Sale prices

Median \$327K · Average \$329K



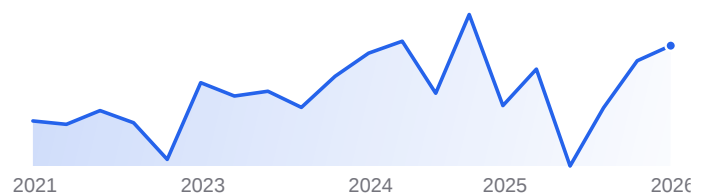
Growth (year over year)

Price +10.9% · Sales +77.1%



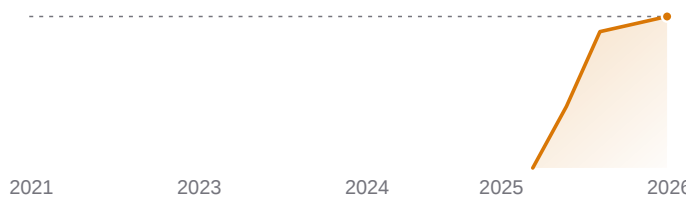
Price per square foot

\$269/ft²



Sale premium vs estimated value

+0.0%



Annual turnover (share of homes sold)

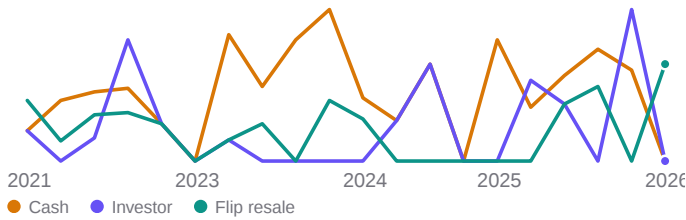
3.5%



BUYERS & OUTCOMES

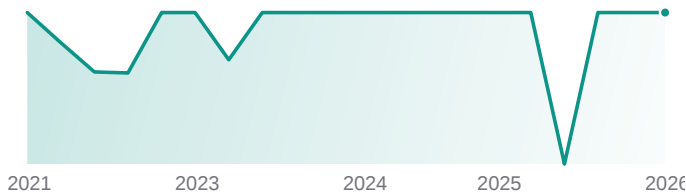
Buyer mix

Cash 0% · Investor 0% · Flip resale 20%



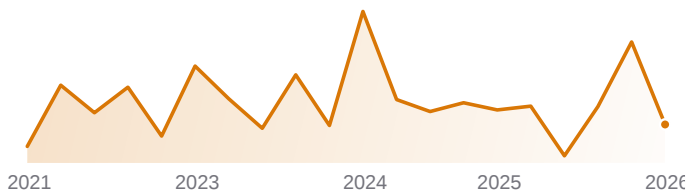
Sellers who sold at a gain

100%

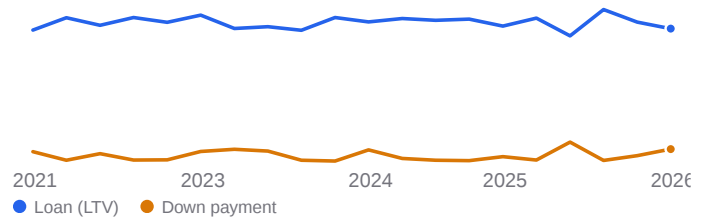


Median annualized return at resale

+3.3%

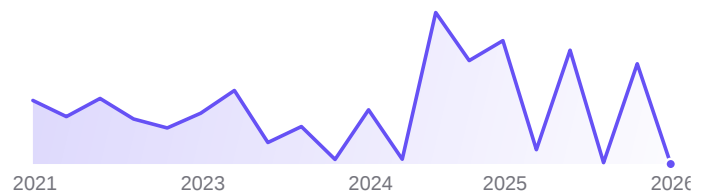


Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



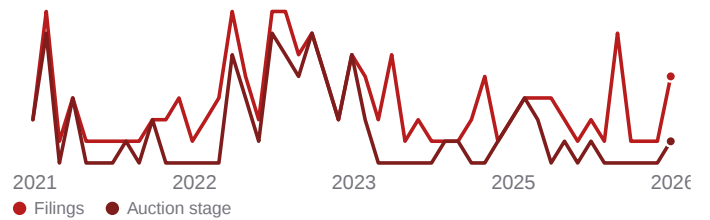
Typical hold before selling

3.6 yrs



Preforeclosure filings

Filings 4 · Auction stage 1



HOUSING STOCK

Homes	1,748
Median value (AVM)	\$286K
Median size	1,113 ft²
Median bedrooms	3
Median year built	1955
Single family	97%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	41%
Underwater (LTV 125% or more)	1.5%
Owner occupied	93%
Company owned	9.7%
Median loan-to-value	57%
Typical ownership tenure	13.5 yrs

COMMUNITY

Population	4,795
Density	3,419 / mi²
Median household income	\$77K
Average household income	\$101K
Crime index (US avg 100)	67
Air pollution index (US avg 100)	126
Earthquake index (US avg 100)	53
Homes occupied	95%
Bachelor's or higher	13%
Poverty rate	6.9%
Unemployment	1.7%
Average temp	49°F
Annual precip	37 in
Sunshine	54%

Market metrics are derived from recorded arms-length deeds through July 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.