

Melrose Park 60164

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

BUYER'S MARKET

\$285K

MEDIAN SALE PRICE

+3.8%

1-YR CHANGE

161

SALES (12 MO)

\$280K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 39 / 100



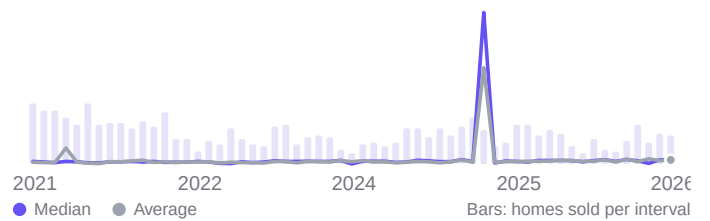
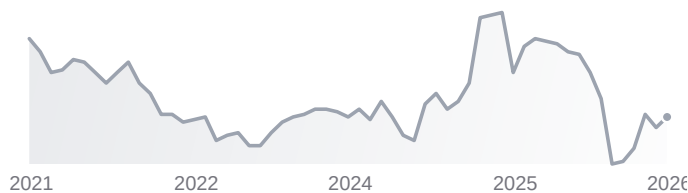
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

39 / 100

Sale prices

Median \$320K · Average \$319K

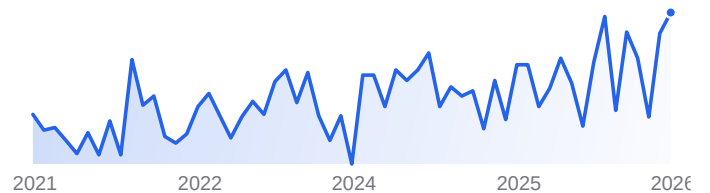
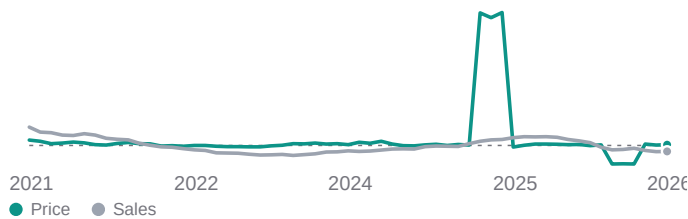


Growth (year over year)

Price +3.8% · Sales -26.5%

Price per square foot

\$275/ft²

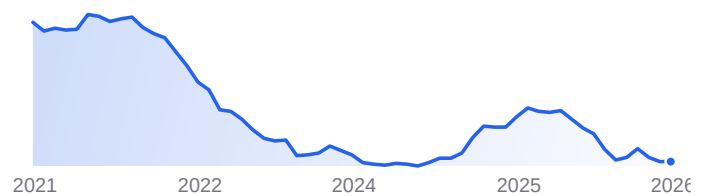
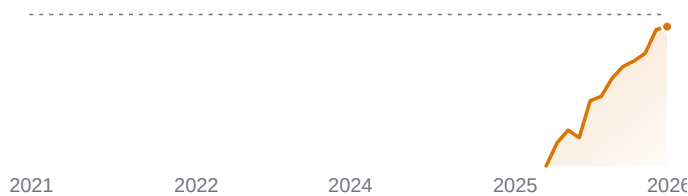


Sale premium vs estimated value

-0.4%

Annual turnover (share of homes sold)

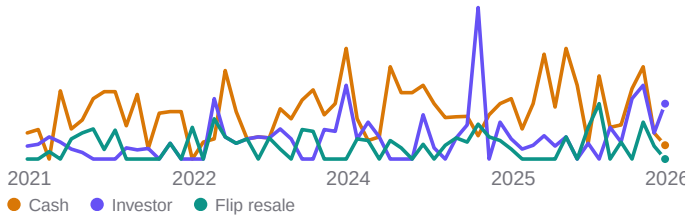
2.7%



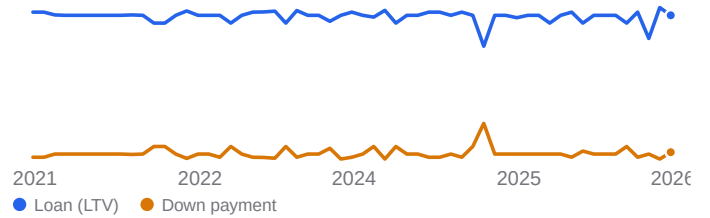
BUYERS & OUTCOMES

Buyer mix

Cash 6.3% · Investor 25% · Flip resale 0%

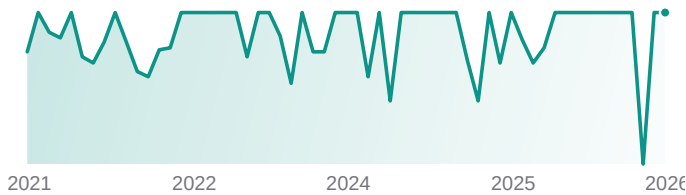


Financing (share of purchase price) Loan (LTV) 95% · Down payment 6.3%



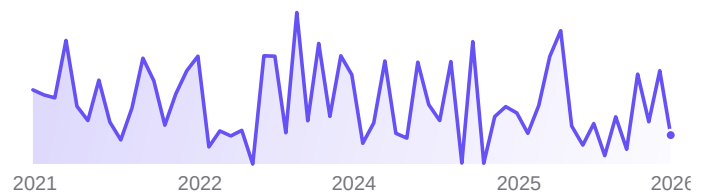
Sellers who sold at a gain

100%



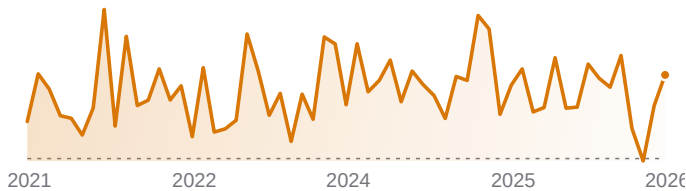
Typical hold before selling

5.5 yrs



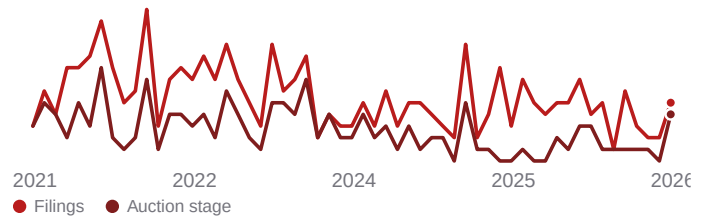
Median annualized return at resale

+6.8%



Preforeclosure filings

Filings 5 · Auction stage 4



HOUSING STOCK

Homes	6,007
Median value (AVM)	\$280K
Median size	1,280 ft²
Median bedrooms	3
Median year built	1953
Single family	88%
Condos	9.8%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	39%
Underwater (LTV 125% or more)	2.9%
Owner occupied	89%
Company owned	11%
Median loan-to-value	59%

Typical ownership tenure

12.8 yrs

COMMUNITY

Population	19,618
Density	4,194 / mi²
Median household income	\$62K
Average household income	\$83K
Crime index (US avg 100)	59
Air pollution index (US avg 100)	134
Earthquake index (US avg 100)	50
Homes occupied	94%
Bachelor's or higher	11%
Poverty rate	10.3%
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. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.