

# Hoffman Estates 60169

ZIP code · IL · Illinois > Cook County > Hoffman Estates

**SELLER'S MARKET**

**\$359K**

MEDIAN SALE PRICE

**+3.5%**

1-YR CHANGE

**372**

SALES (12 MO)

**\$367K**

MEDIAN VALUE (AVM)

Market temperature

**Seller's market · 63 / 100**



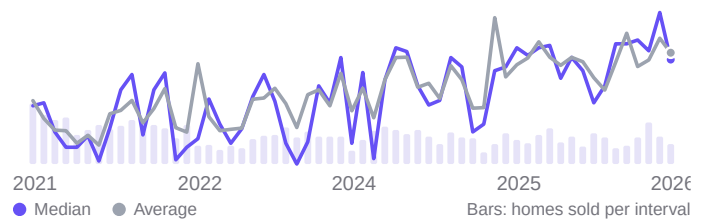
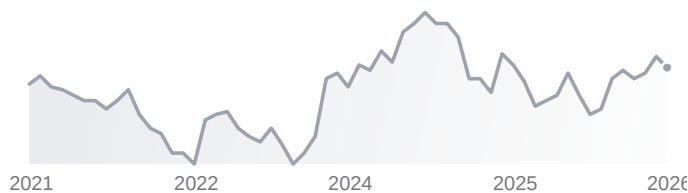
## MARKET TRENDS (5 YEARS)

Market temperature (0–100)

**63 / 100**

Sale prices

**Median \$335K · Average \$343K**

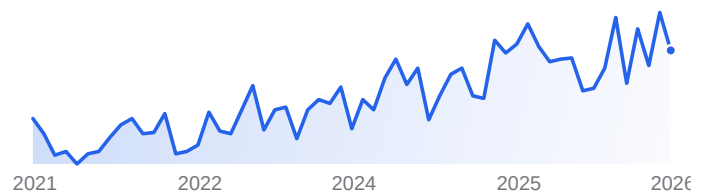
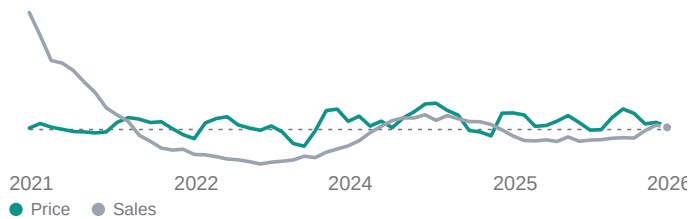


Growth (year over year)

**Price +3.5% · Sales +2.5%**

Price per square foot

**\$247/ft²**

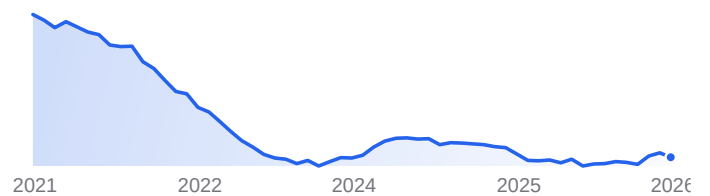
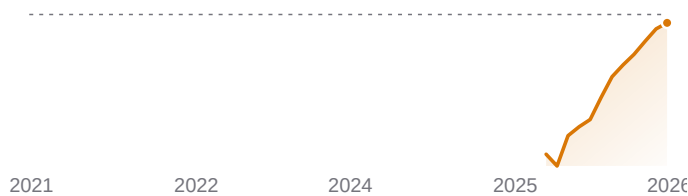


Sale premium vs estimated value

**-0.3%**

Annual turnover (share of homes sold)

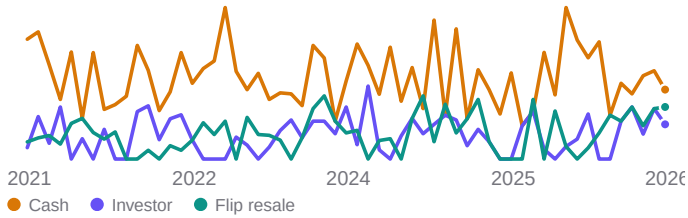
**3.7%**



## BUYERS & OUTCOMES

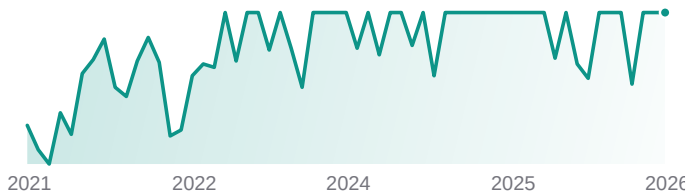
### Buyer mix

Cash 17% · Investor 8.3% · Flip resale 13%



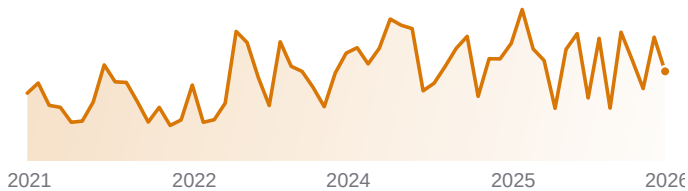
### Sellers who sold at a gain

100%

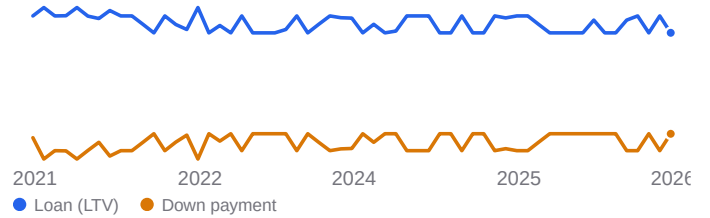


### Median annualized return at resale

+5.2%

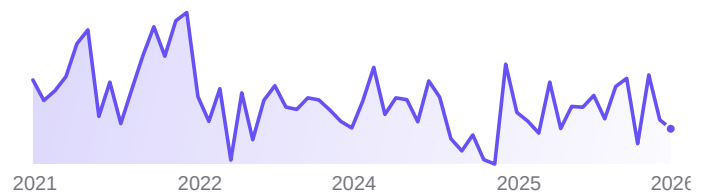


### Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



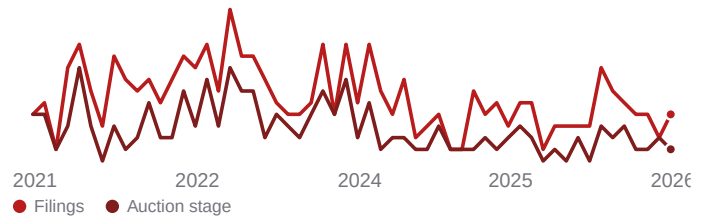
### Typical hold before selling

6.5 yrs



### Preforeclosure filings

Filings 4 · Auction stage 1



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 10,147    |
| Median value (AVM) | \$367K    |
| Median size        | 1,275 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1971      |
| Single family      | 58%       |
| Condos             | 25%       |

## EQUITY & OWNERSHIP

|                               |      |
|-------------------------------|------|
| Equity rich (LTV 50% or less) | 47%  |
| Underwater (LTV 125% or more) | 1.2% |
| Owner occupied                | 87%  |
| Company owned                 | 12%  |
| Median loan-to-value          | 52%  |

Typical ownership tenure

**11.3 yrs**

## COMMUNITY

|                                  |                               |
|----------------------------------|-------------------------------|
| Population                       | <b>31,257</b>                 |
| Density                          | <b>4,617 / mi<sup>2</sup></b> |
| Median household income          | <b>\$86K</b>                  |
| Average household income         | <b>\$106K</b>                 |
| Crime index (US avg 100)         | <b>46</b>                     |
| Air pollution index (US avg 100) | <b>118</b>                    |
| Earthquake index (US avg 100)    | <b>49</b>                     |
| Homes occupied                   | <b>96%</b>                    |
| Bachelor's or higher             | <b>32%</b>                    |
| Poverty rate                     | <b>5.4%</b>                   |
| Unemployment                     | <b>1.9%</b>                   |
| Average temp                     | <b>48°F</b>                   |
| Annual precip                    | <b>37 in</b>                  |
| Sunshine                         | <b>54%</b>                    |

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.