

River Grove 60171

ZIP code · IL · Illinois > Cook County > River Grove

BALANCED MARKET

\$313K

MEDIAN SALE PRICE

-19.4%

1-YR CHANGE

136

SALES (12 MO)

\$295K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 54 / 100

Buyer's market

Balanced

Seller's market

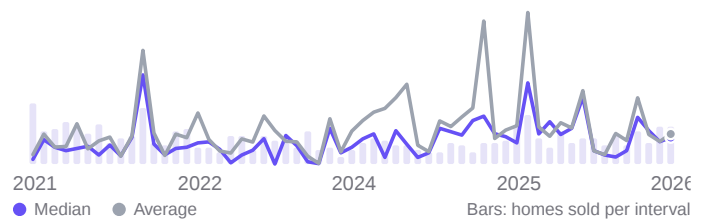
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

54 / 100

Sale prices

Median \$309K · Average \$325K

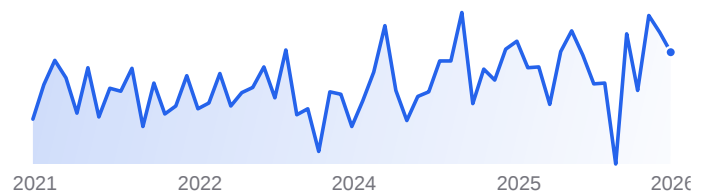
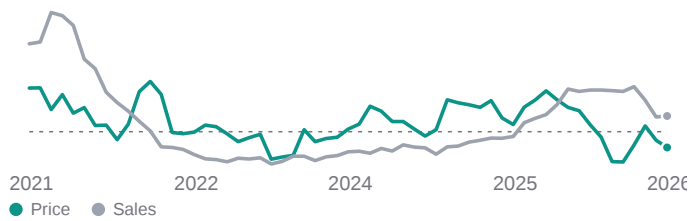


Growth (year over year)

Price -19.4% · Sales +19.3%

Price per square foot

\$262/ft²

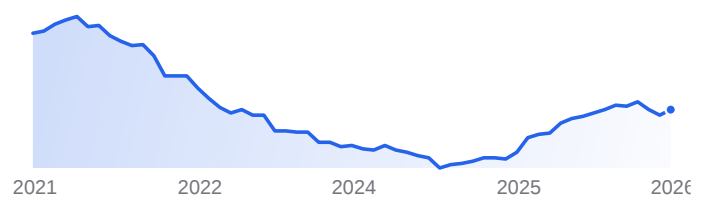
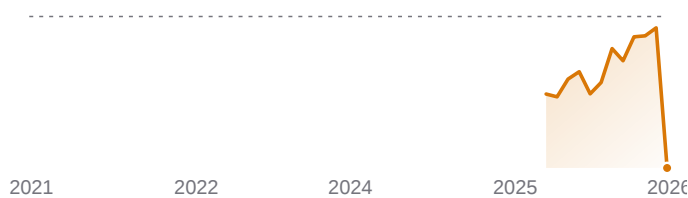


Sale premium vs estimated value

-6.4%

Annual turnover (share of homes sold)

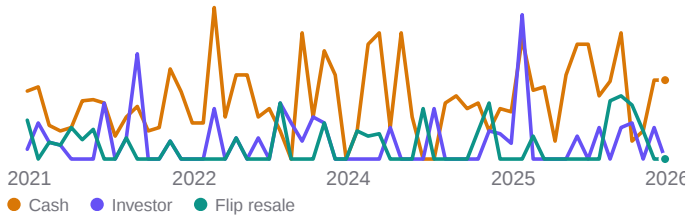
4.4%



BUYERS & OUTCOMES

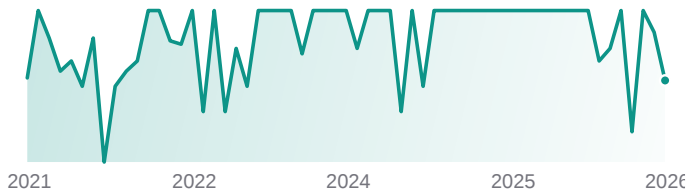
Buyer mix

Cash 31% · Investor 0% · Flip resale 0%



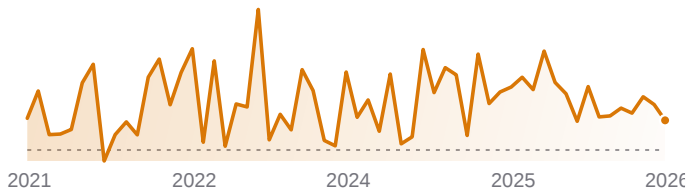
Sellers who sold at a gain

77%

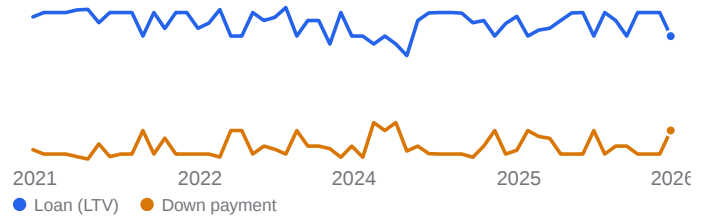


Median annualized return at resale

+3.1%

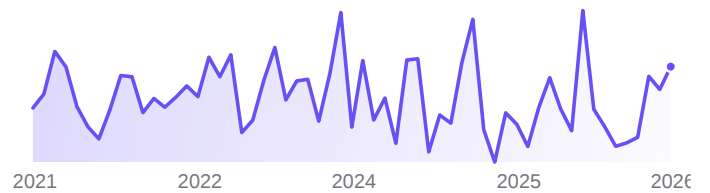


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



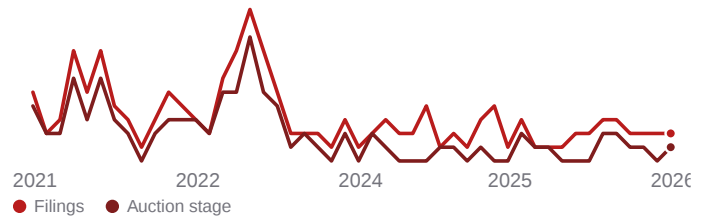
Typical hold before selling

13.2 yrs



Preforeclosure filings

Filings 2 · Auction stage 1



HOUSING STOCK

Homes	3,120
Median value (AVM)	\$295K
Median size	1,248 ft²
Median bedrooms	3
Median year built	1954
Single family	68%
Condos	20%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	40%
Underwater (LTV 125% or more)	2.8%
Owner occupied	82%
Company owned	14%
Median loan-to-value	59%

Typical ownership tenure

11.2 yrs

COMMUNITY

Population	8,837
Density	4,508 / mi²
Median household income	\$70K
Average household income	\$84K
Crime index (US avg 100)	63
Air pollution index (US avg 100)	140
Earthquake index (US avg 100)	48
Homes occupied	96%
Bachelor's or higher	23%
Poverty rate	11.3%
Unemployment	1.6%
Average temp	50°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.