

Evanston 60201

ZIP code · IL · Illinois > Cook County > Evanston

SELLER'S MARKET

\$581K

MEDIAN SALE PRICE

-6.4%

1-YR CHANGE

522

SALES (12 MO)

\$654K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 65 / 100

Buyer's market

Balanced

Seller's market

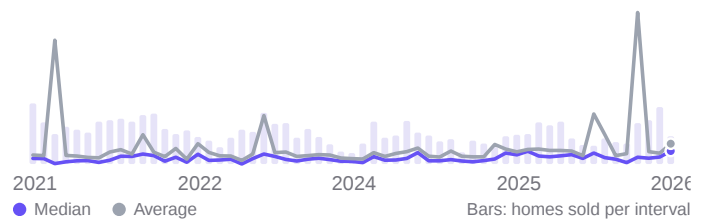
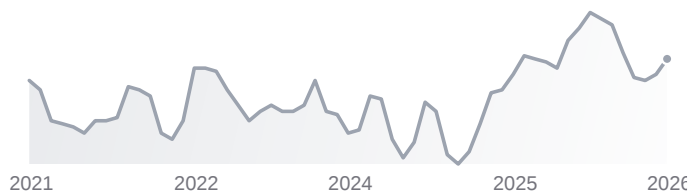
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

65 / 100

Sale prices

Median \$709K · Average \$918K

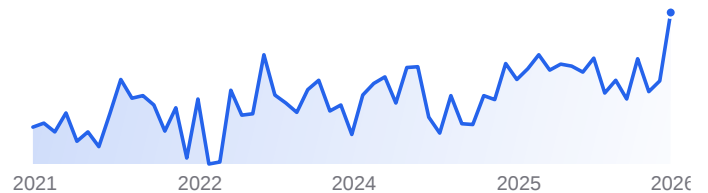
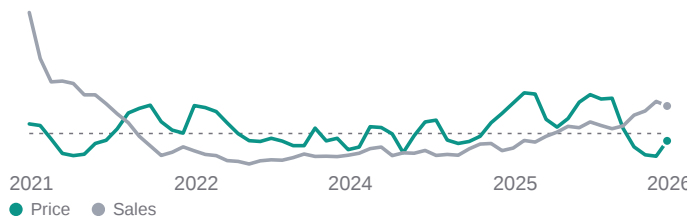


Growth (year over year)

Price -6.4% · Sales +23.7%

Price per square foot

\$462/ft²

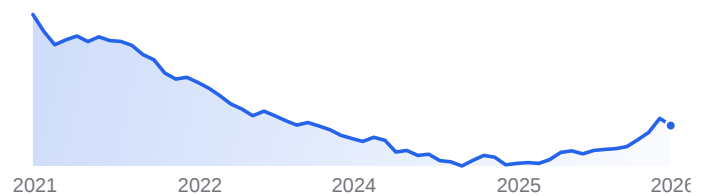
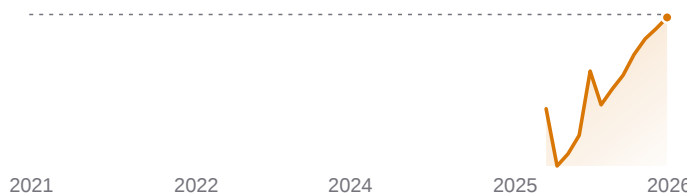


Sale premium vs estimated value

-0.1%

Annual turnover (share of homes sold)

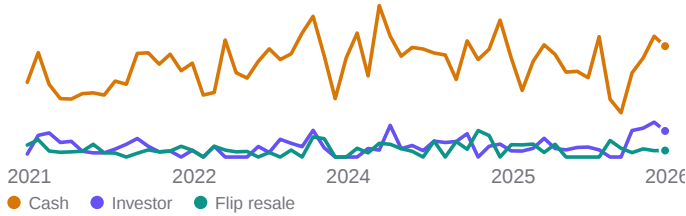
4.6%



BUYERS & OUTCOMES

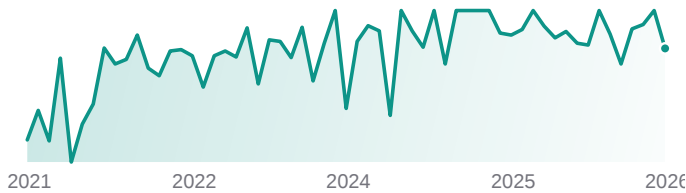
Buyer mix

Cash 45% · Investor 11% · Flip resale 2.6%



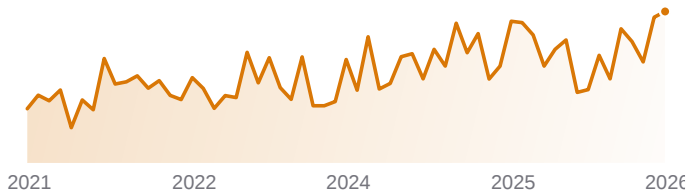
Sellers who sold at a gain

94%

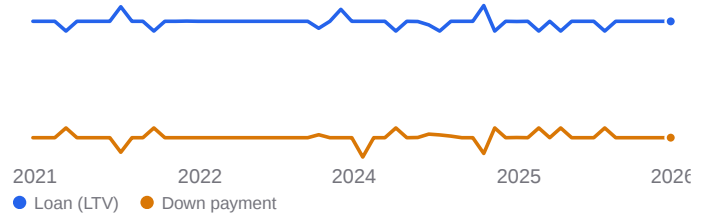


Median annualized return at resale

+6.0%

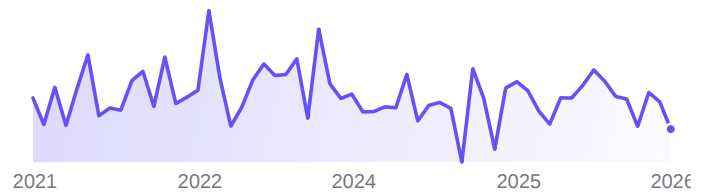


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



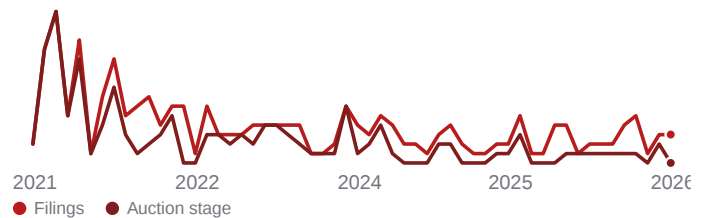
Typical hold before selling

5.6 yrs



Preforeclosure filings

Filings 3 · Auction stage 0



HOUSING STOCK

Homes	11,262
Median value (AVM)	\$654K
Median size	1,707 ft²
Median bedrooms	3
Median year built	1938
Single family	53%
Condos	32%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	55%
Underwater (LTV 125% or more)	2.1%
Owner occupied	80%
Company owned	24%
Median loan-to-value	47%

Typical ownership tenure

10.6 yrs

COMMUNITY

Population	39,064
Density	8,348 / mi²
Median household income	\$100K
Average household income	\$161K
Crime index (US avg 100)	101
Air pollution index (US avg 100)	113
Earthquake index (US avg 100)	45
Homes occupied	90%
Bachelor's or higher	32%
Poverty rate	12.9%
Unemployment	1.6%
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.