

Evanston 60202

ZIP code · IL · Illinois > Cook County > Evanston

BALANCED MARKET

\$401K

MEDIAN SALE PRICE

-7.6%

1-YR CHANGE

410

SALES (12 MO)

\$414K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 57 / 100

Buyer's market

Balanced

Seller's market

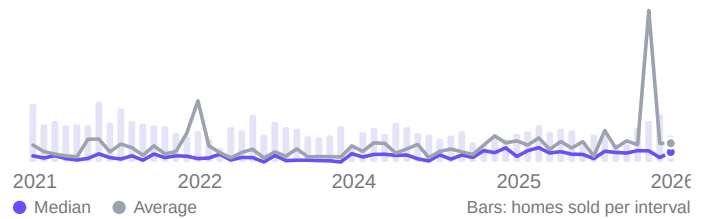
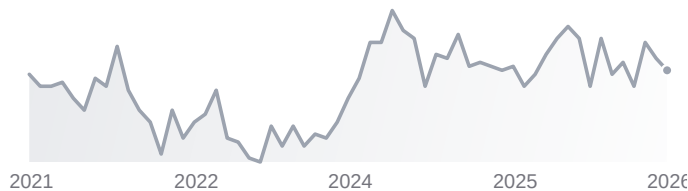
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

57 / 100

Sale prices

Median \$425K · Average \$579K

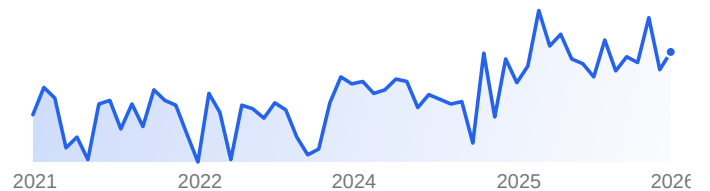
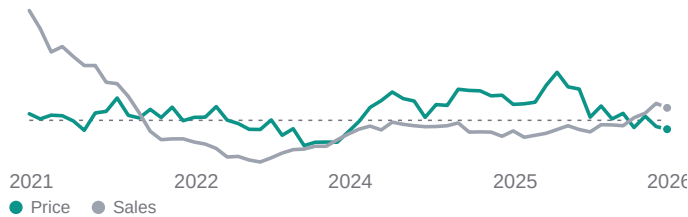


Growth (year over year)

Price -7.6% · Sales +10.5%

Price per square foot

\$291/ft²

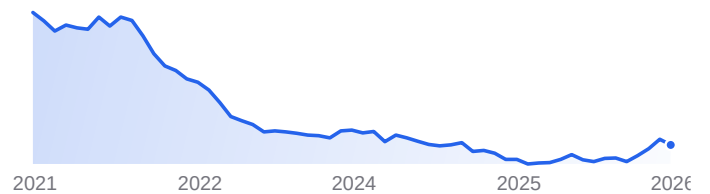
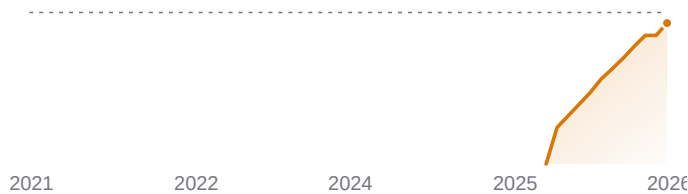


Sale premium vs estimated value

-0.6%

Annual turnover (share of homes sold)

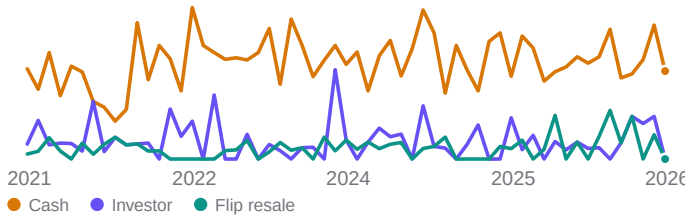
4.4%



BUYERS & OUTCOMES

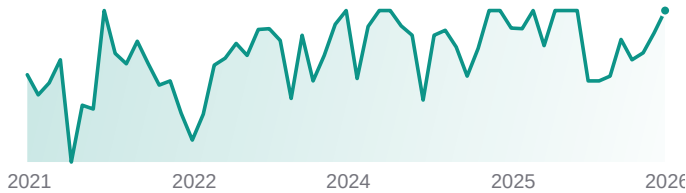
Buyer mix

Cash 26% · Investor 0% · Flip resale 0%



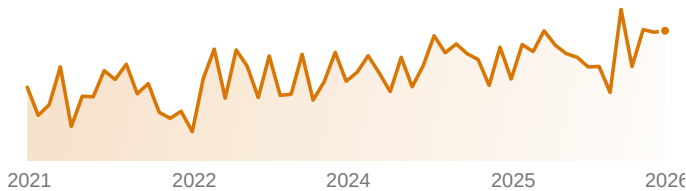
Sellers who sold at a gain

100%

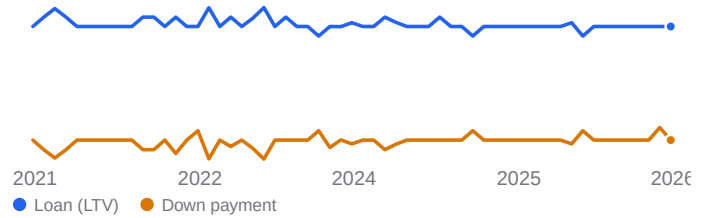


Median annualized return at resale

+5.7%

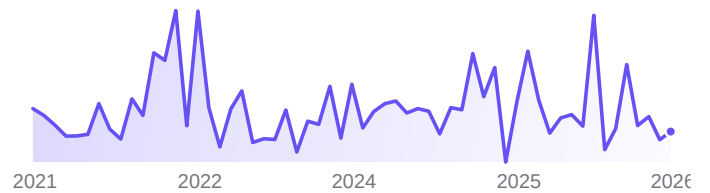


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



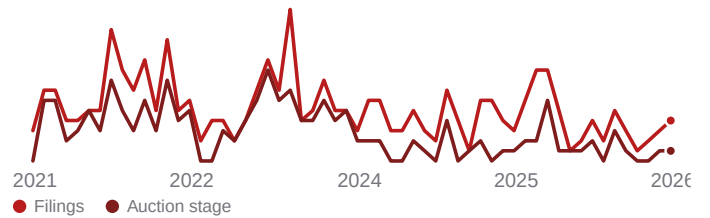
Typical hold before selling

5.7 yrs



Preforeclosure filings

Filings 4 · Auction stage 1



HOUSING STOCK

Homes	9,412
Median value (AVM)	\$414K
Median size	1,400 ft²
Median bedrooms	3
Median year built	1950
Single family	40%
Condos	40%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	49%
Underwater (LTV 125% or more)	1.7%
Owner occupied	83%
Company owned	18%
Median loan-to-value	51%

Typical ownership tenure

10.7 yrs

COMMUNITY

Population	33,134
Density	8,248 / mi²
Median household income	\$103K
Average household income	\$142K
Crime index (US avg 100)	88
Air pollution index (US avg 100)	109
Earthquake index (US avg 100)	39
Homes occupied	94%
Bachelor's or higher	28%
Poverty rate	8.0%
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.