

Evanston 60203

ZIP code · IL · Illinois > Cook County > Evanston

BALANCED MARKET

\$648K

MEDIAN SALE PRICE

+8.3%

1-YR CHANGE

59

SALES (12 MO)

\$604K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 56 / 100

Buyer's market

Balanced

Seller's market

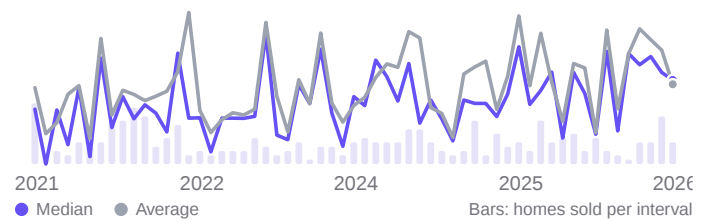
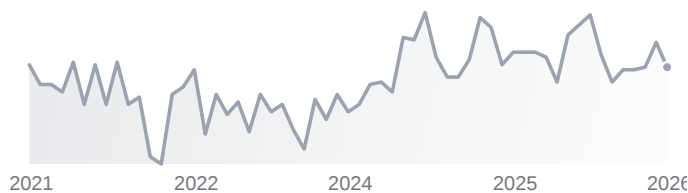
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

56 / 100

Sale prices

Median \$601K · Average \$581K

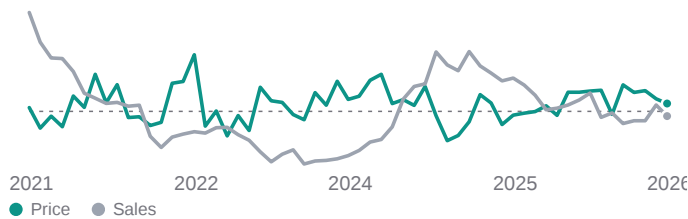


Growth (year over year)

Price +8.3% · Sales -4.8%

Price per square foot

\$429/ft²

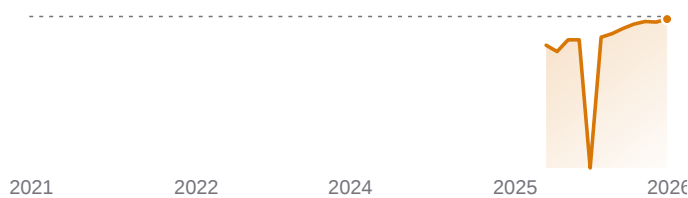


Sale premium vs estimated value

-0.4%

Annual turnover (share of homes sold)

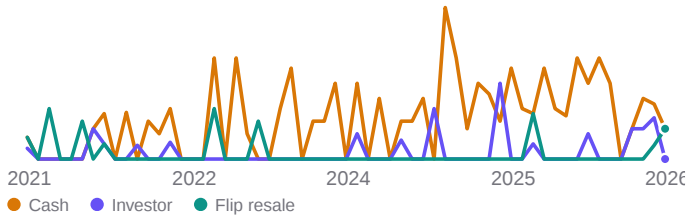
3.2%



BUYERS & OUTCOMES

Buyer mix

Cash 20% · Investor 0% · Flip resale 20%



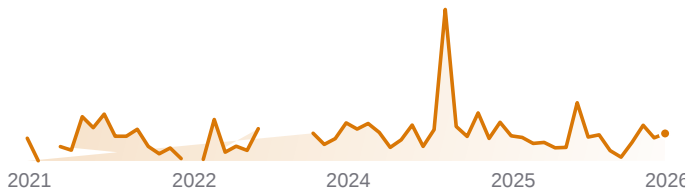
Sellers who sold at a gain

100%

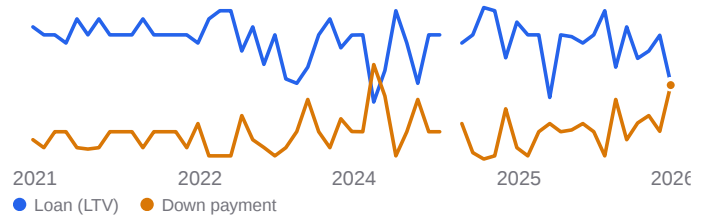


Median annualized return at resale

+4.5%

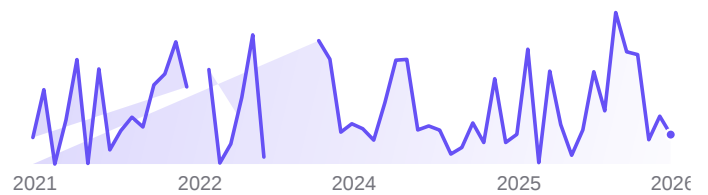


Financing (share of purchase price) Loan (LTV) 50% · Down payment 49%



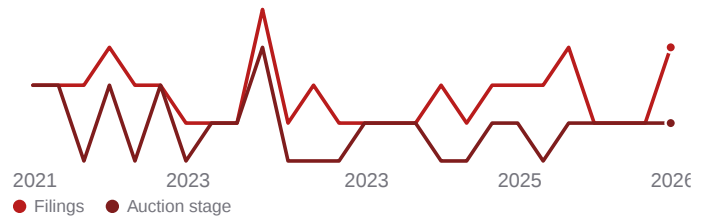
Typical hold before selling

5.6 yrs



Preforeclosure filings

Filings 3 · Auction stage 1



HOUSING STOCK

Homes	1,817
Median value (AVM)	\$604K
Median size	1,848 ft²
Median bedrooms	4
Median year built	1955
Single family	78%
Condos	11%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	56%
Underwater (LTV 125% or more)	1.5%
Owner occupied	87%
Company owned	17%
Median loan-to-value	45%

Typical ownership tenure

11.3 yrs

COMMUNITY

Population	4,233
Density	6,459 / mi²
Median household income	\$145K
Average household income	\$173K
Crime index (US avg 100)	23
Air pollution index (US avg 100)	115
Earthquake index (US avg 100)	46
Homes occupied	97%
Bachelor's or higher	34%
Poverty rate	3.5%
Unemployment	1.5%
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.