

Oak Park 60302

ZIP code · IL · Illinois > Cook County > Oak Park

BALANCED MARKET

\$417K

MEDIAN SALE PRICE

-7.2%

1-YR CHANGE

549

SALES (12 MO)

\$540K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 56 / 100



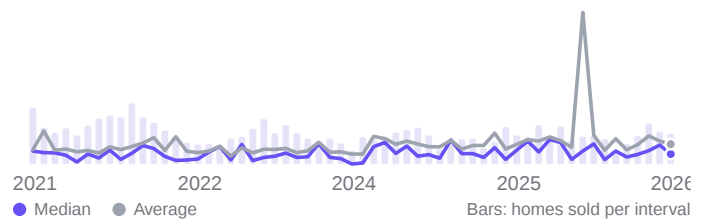
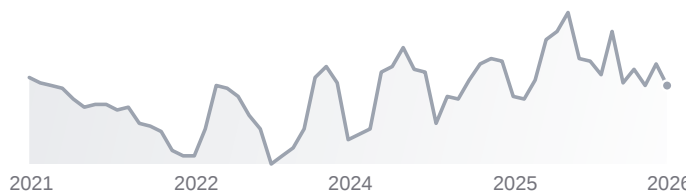
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

56 / 100

Sale prices

Median \$355K · Average \$503K

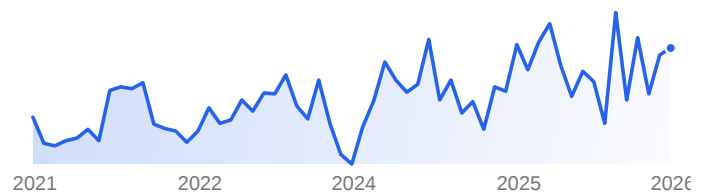
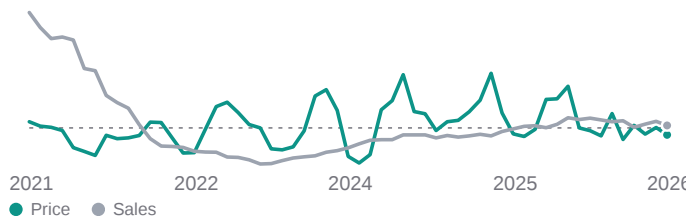


Growth (year over year)

Price -7.2% · Sales +2.6%

Price per square foot

\$323/ft²

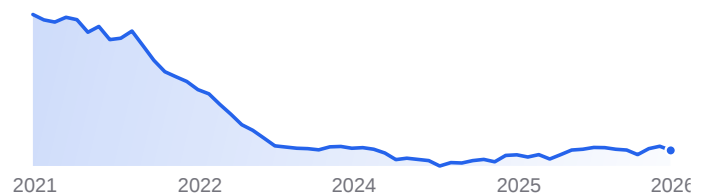
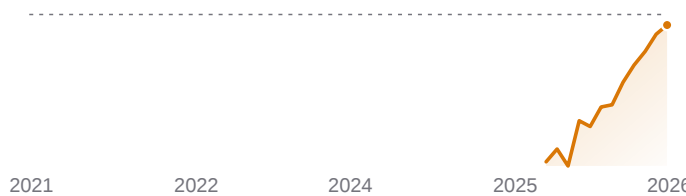


Sale premium vs estimated value

-0.3%

Annual turnover (share of homes sold)

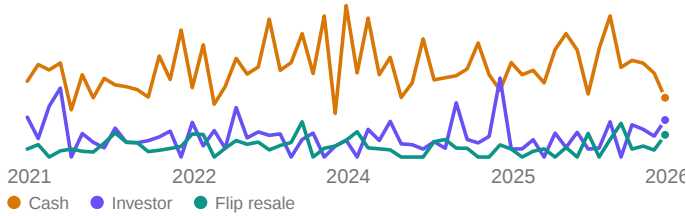
5.1%



BUYERS & OUTCOMES

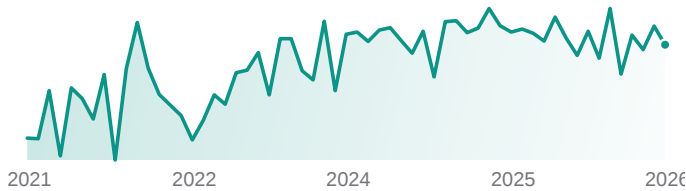
Buyer mix

Cash 16% · Investor 10% · Flip resale 6.0%



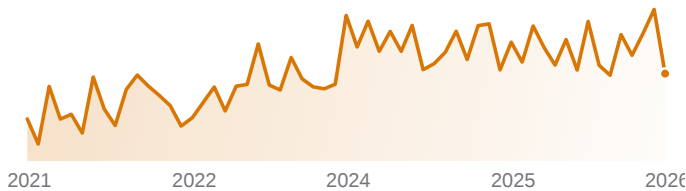
Sellers who sold at a gain

91%

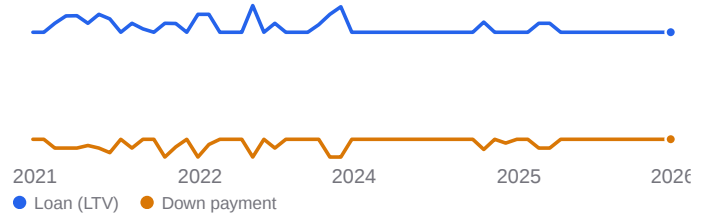


Median annualized return at resale

+3.4%

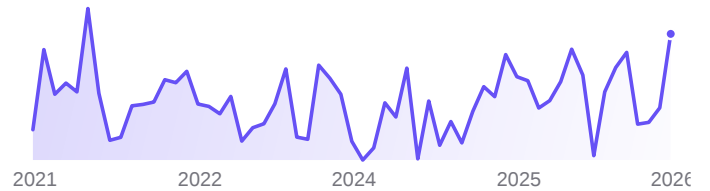


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



Typical hold before selling

10.2 yrs



Preforeclosure filings

Filings 4 · Auction stage 2



HOUSING STOCK

Homes	10,690
Median value (AVM)	\$540K
Median size	1,965 ft²
Median bedrooms	3
Median year built	1924
Single family	50%
Condos	37%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	45%
Underwater (LTV 125% or more)	1.8%
Owner occupied	77%
Company owned	20%
Median loan-to-value	54%

Typical ownership tenure

9.4 yrs

COMMUNITY

Population	33,312
Density	10,963 / mi²
Median household income	\$109K
Average household income	\$142K
Crime index (US avg 100)	91
Air pollution index (US avg 100)	125
Earthquake index (US avg 100)	43
Homes occupied	93%
Bachelor's or higher	31%
Poverty rate	7.4%
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.