

Oak Park 60304

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

SELLER'S MARKET

\$582K

MEDIAN SALE PRICE

+9.6%

1-YR CHANGE

198

SALES (12 MO)

\$491K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 63 / 100

Buyer's market

Balanced

Seller's market

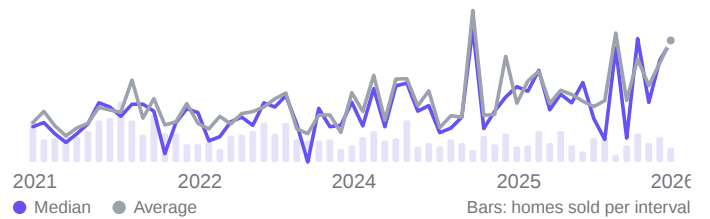
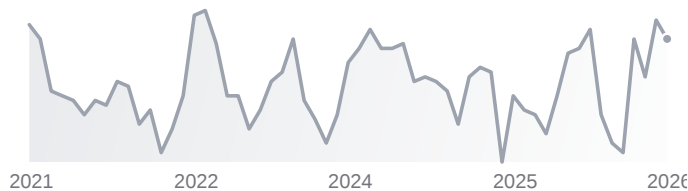
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

63 / 100

Sale prices

Median \$675K · Average \$681K

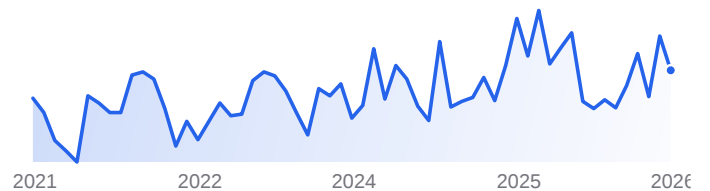
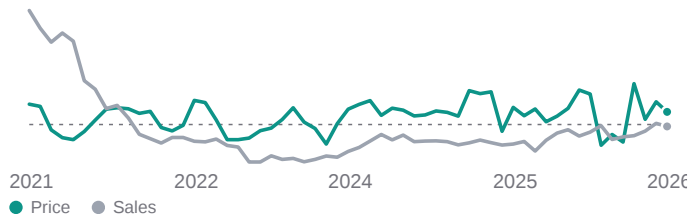


Growth (year over year)

Price +9.6% · Sales -1.5%

Price per square foot

\$319/ft²

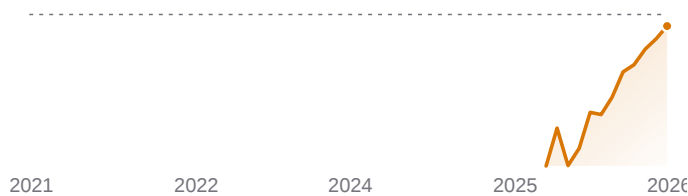


Sale premium vs estimated value

-0.3%

Annual turnover (share of homes sold)

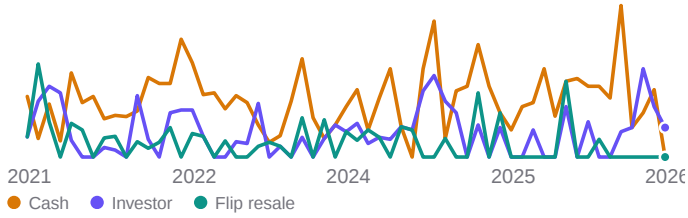
3.7%



BUYERS & OUTCOMES

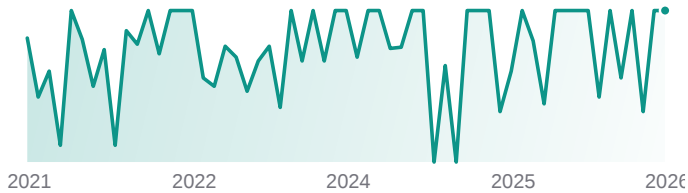
Buyer mix

Cash 0% · Investor 8.3% · Flip resale 0%



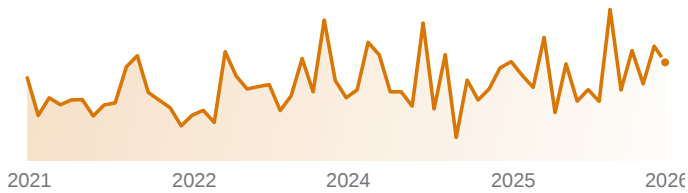
Sellers who sold at a gain

100%

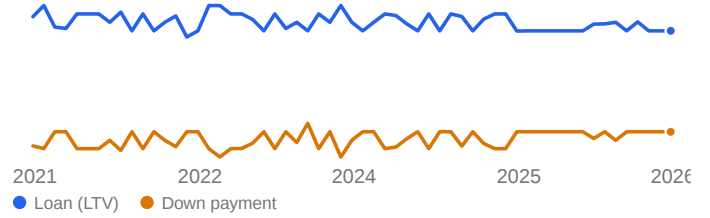


Median annualized return at resale

+5.2%

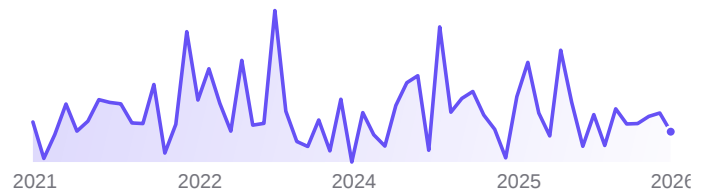


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



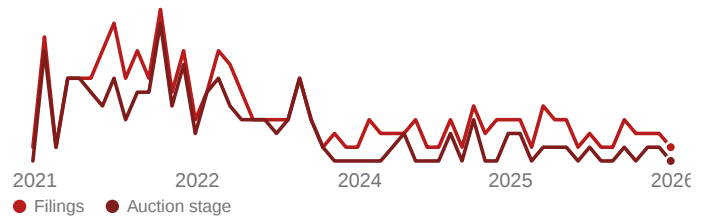
Typical hold before selling

5.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	5,374
Median value (AVM)	\$491K
Median size	1,572 ft²
Median bedrooms	3
Median year built	1916
Single family	80%
Condos	10%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	37%
Underwater (LTV 125% or more)	2.8%
Owner occupied	87%
Company owned	18%
Median loan-to-value	60%

Typical ownership tenure

10.8 yrs

COMMUNITY

Population	17,507
Density	11,346 / mi²
Median household income	\$125K
Average household income	\$160K
Crime index (US avg 100)	66
Air pollution index (US avg 100)	127
Earthquake index (US avg 100)	49
Homes occupied	94%
Bachelor's or higher	35%
Poverty rate	4.8%
Unemployment	1.7%
Average temp	50°F
Annual precip	38 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.