

River Forest 60305

ZIP code · IL · Illinois · Cook County · River Forest

BALANCED MARKET

\$596K

MEDIAN SALE PRICE

-18.9%

1-YR CHANGE

187

SALES (12 MO)

\$806K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 50 / 100



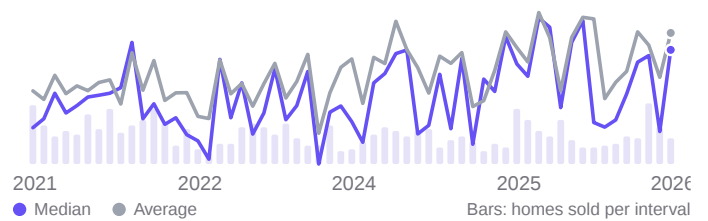
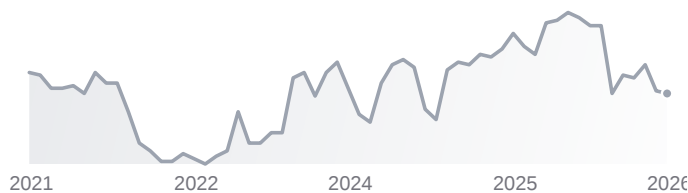
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

50 / 100

Sale prices

Median \$750K · Average \$840K

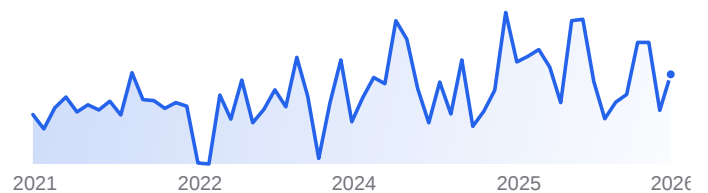
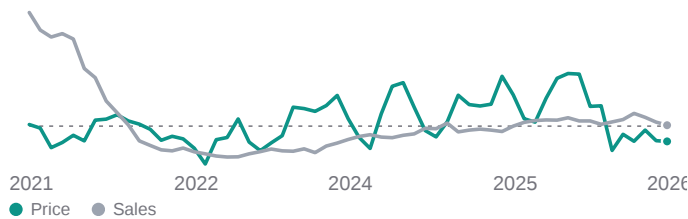


Growth (year over year)

Price -18.9% · Sales +1.1%

Price per square foot

\$294/ft²

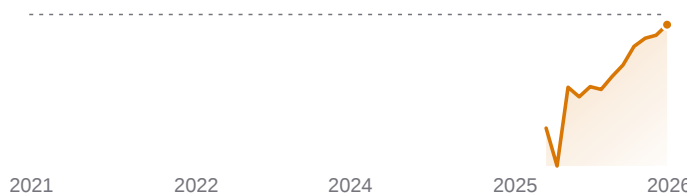


Sale premium vs estimated value

-0.3%

Annual turnover (share of homes sold)

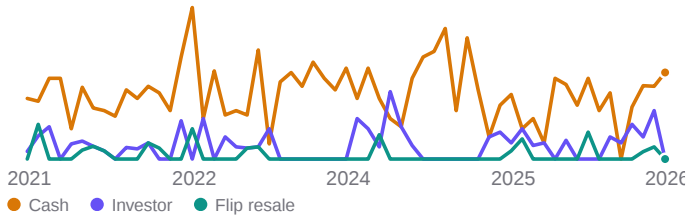
4.6%



BUYERS & OUTCOMES

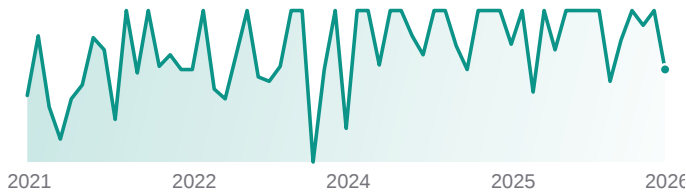
Buyer mix

Cash 36% · Investor 0% · Flip resale 0%



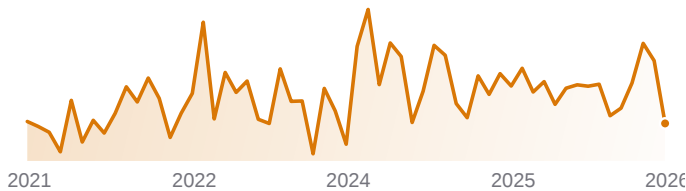
Sellers who sold at a gain

83%

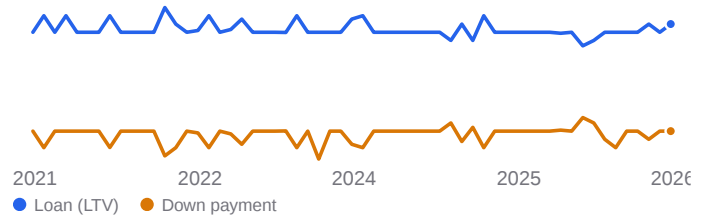


Median annualized return at resale

+2.0%

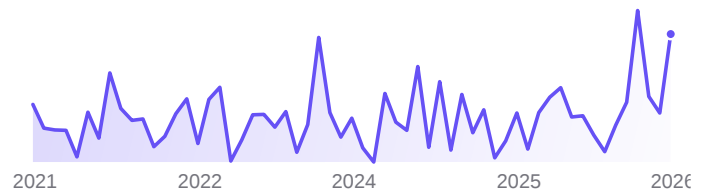


Financing (share of purchase price) Loan (LTV) 85% · Down payment 20%



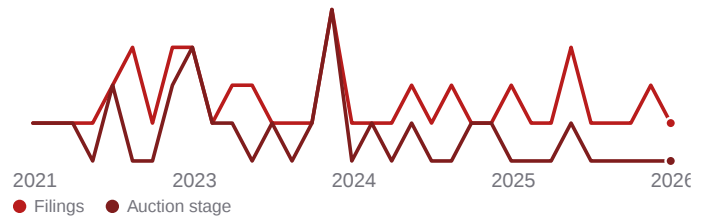
Typical hold before selling

18.8 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	4,095
Median value (AVM)	\$806K
Median size	2,208 ft²
Median bedrooms	4
Median year built	1943
Single family	64%
Condos	28%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	49%
Underwater (LTV 125% or more)	2.1%
Owner occupied	88%
Company owned	24%
Median loan-to-value	51%

Typical ownership tenure

9.7 yrs

COMMUNITY

Population	11,189
Density	4,804 / mi²
Median household income	\$152K
Average household income	\$232K
Crime index (US avg 100)	29
Air pollution index (US avg 100)	133
Earthquake index (US avg 100)	45
Homes occupied	94%
Bachelor's or higher	31%
Poverty rate	1.3%
Unemployment	1.7%
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.