

Crest Hill 60403

ZIP code · IL · Illinois · Will County · Crest Hill

BALANCED MARKET

\$289K

MEDIAN SALE PRICE

+11.4%

1-YR CHANGE

239

SALES (12 MO)

\$281K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 56 / 100

Buyer's market

Balanced

Seller's market

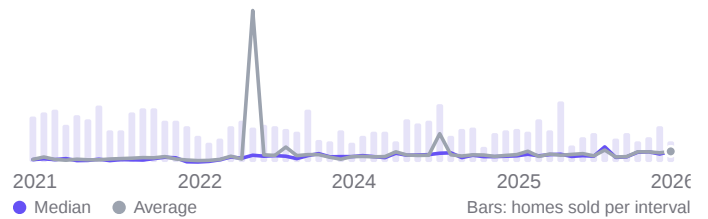
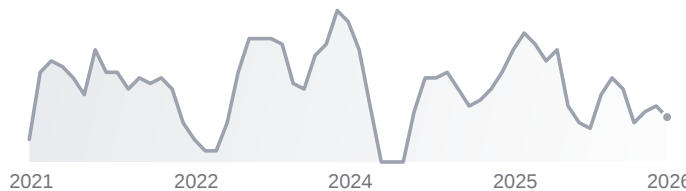
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

56 / 100

Sale prices

Median \$300K · Average \$299K

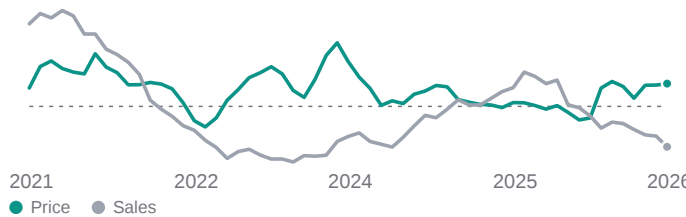


Growth (year over year)

Price +11.4% · Sales -20.3%

Price per square foot

\$194/ft²

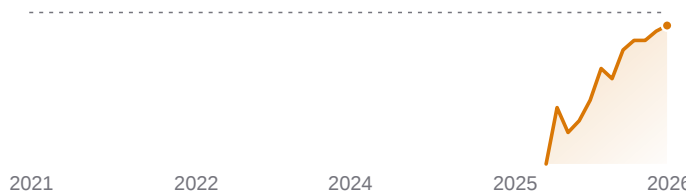


Sale premium vs estimated value

-0.4%

Annual turnover (share of homes sold)

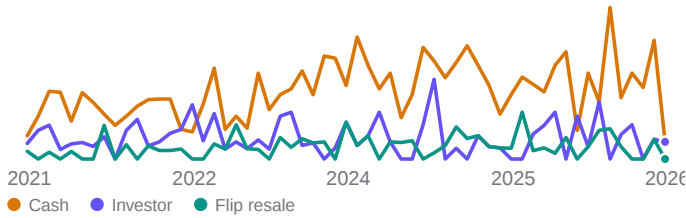
4.0%



BUYERS & OUTCOMES

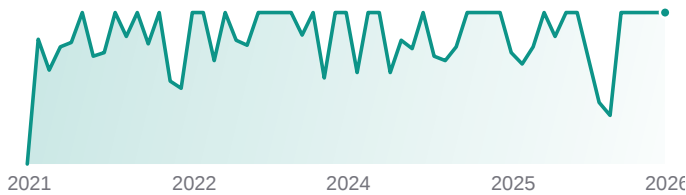
Buyer mix

Cash 6.7% · Investor 6.7% · Flip resale 0%



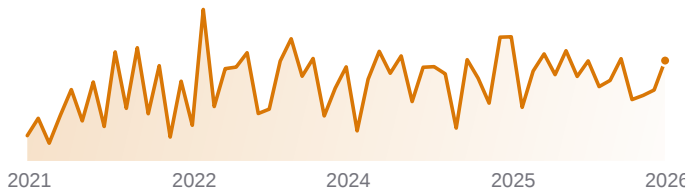
Sellers who sold at a gain

100%

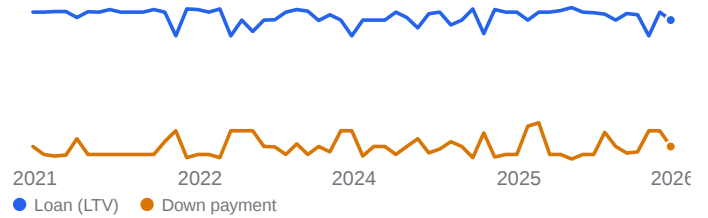


Median annualized return at resale

+6.7%

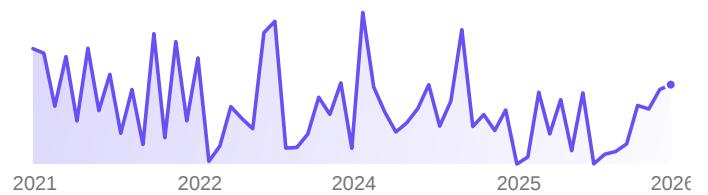


Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



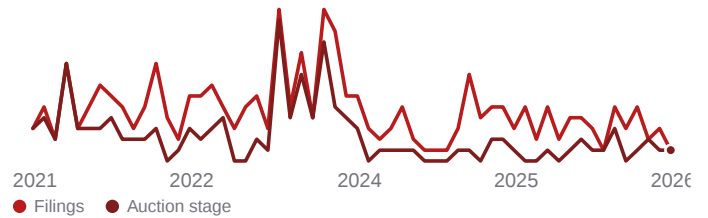
Typical hold before selling

11.4 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	5,963
Median value (AVM)	\$281K
Median size	1,652 ft²
Median bedrooms	3
Median year built	2000
Single family	91%
Condos	8.6%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	50%
Underwater (LTV 125% or more)	1.3%
Owner occupied	77%
Company owned	20%
Median loan-to-value	51%

Typical ownership tenure

11.5 yrs

COMMUNITY

Population	16,110
Density	2,248 / mi²
Median household income	\$70K
Average household income	\$83K
Crime index (US avg 100)	127
Air pollution index (US avg 100)	91
Earthquake index (US avg 100)	48
Homes occupied	95%
Bachelor's or higher	16%
Poverty rate	9.4%
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.