

Shorewood 60404

ZIP code · IL · Illinois › Will County › Shorewood

BALANCED MARKET

\$388K

MEDIAN SALE PRICE

-1.6%

1-YR CHANGE

239

SALES (12 MO)

\$414K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 43 / 100



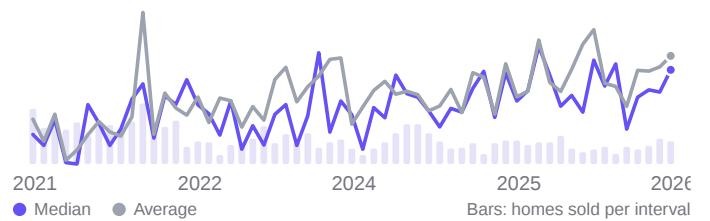
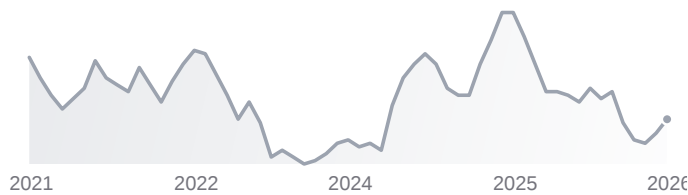
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

43 / 100

Sale prices

Median \$407K · Average \$426K

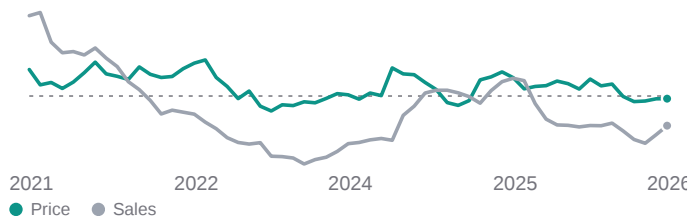


Growth (year over year)

Price -1.6% · Sales -18.2%

Price per square foot

\$196/ft²

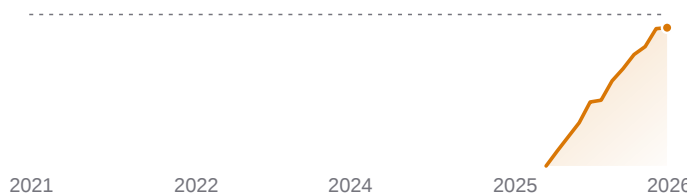


Sale premium vs estimated value

-0.4%

Annual turnover (share of homes sold)

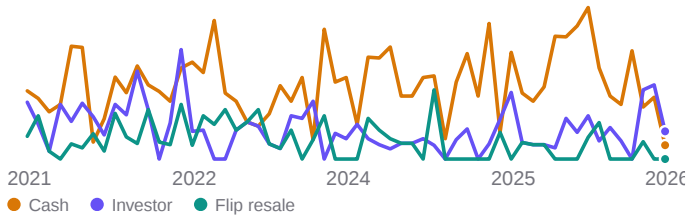
3.3%



BUYERS & OUTCOMES

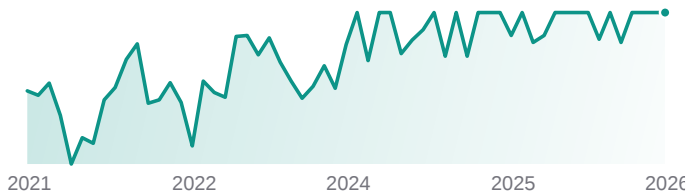
Buyer mix

Cash 4.0% · Investor 8.0% · Flip resale 0%



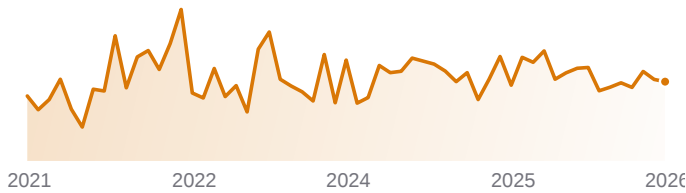
Sellers who sold at a gain

100%

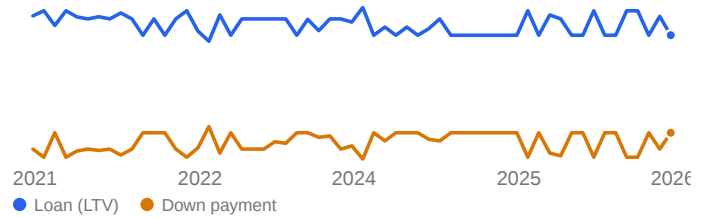


Median annualized return at resale

+4.3%

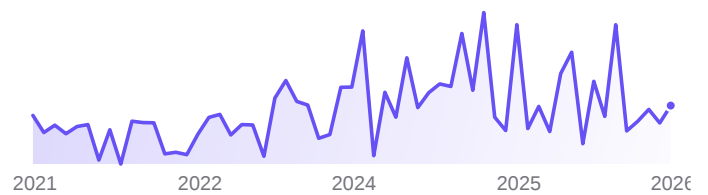


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



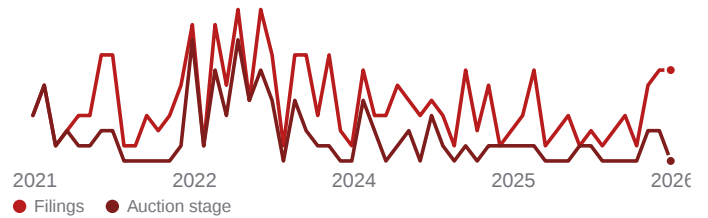
Typical hold before selling

8.0 yrs



Preforeclosure filings

Filings 6 · Auction stage 0



HOUSING STOCK

Homes	7,311
Median value (AVM)	\$414K
Median size	2,156 ft²
Median bedrooms	4
Median year built	2000
Single family	97%
Condos	2.7%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	45%
Underwater (LTV 125% or more)	1.1%
Owner occupied	85%
Company owned	20%
Median loan-to-value	53%

Typical ownership tenure

11.6 yrs

COMMUNITY

Population	19,792
Density	1,339 / mi²
Median household income	\$116K
Average household income	\$134K
Crime index (US avg 100)	107
Air pollution index (US avg 100)	85
Earthquake index (US avg 100)	52
Homes occupied	96%
Bachelor's or higher	23%
Poverty rate	3.8%
Unemployment	1.5%
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.