

Blue Island 60406

ZIP code · IL · Illinois › Cook County › Blue Island

BUYER'S MARKET

\$228K

MEDIAN SALE PRICE

-5.1%

1-YR CHANGE

161

SALES (12 MO)

\$200K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 32 / 100



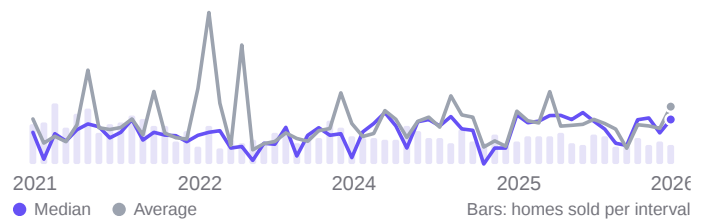
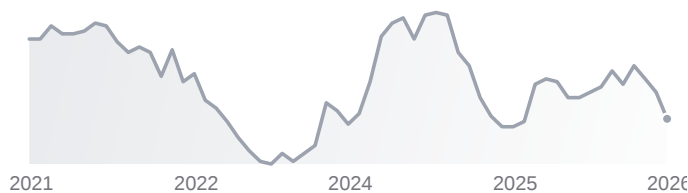
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

32 / 100

Sale prices

Median \$240K · Average \$280K

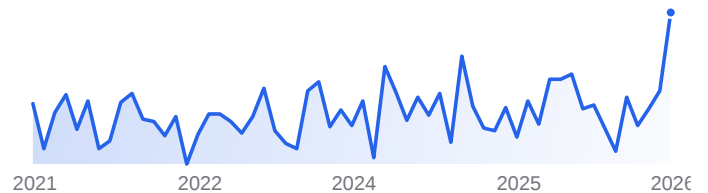
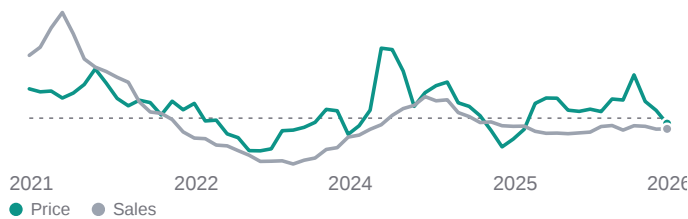


Growth (year over year)

Price -5.1% · Sales -10.1%

Price per square foot

\$199/ft²



Sale premium vs estimated value

-0.4%

Annual turnover (share of homes sold)

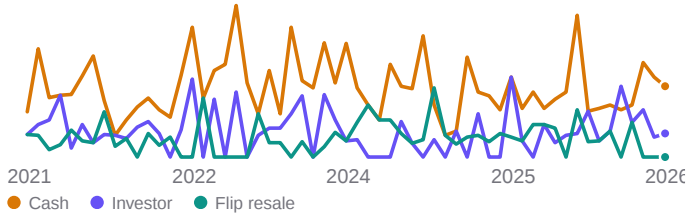
2.7%



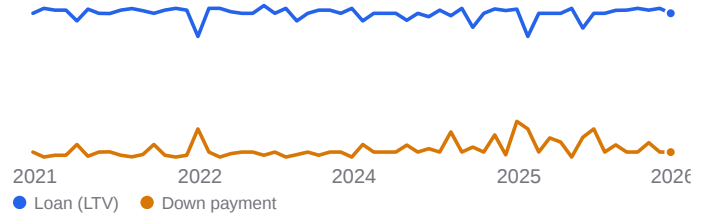
BUYERS & OUTCOMES

Buyer mix

Cash 27% · Investor 9.1% · Flip resale 0%

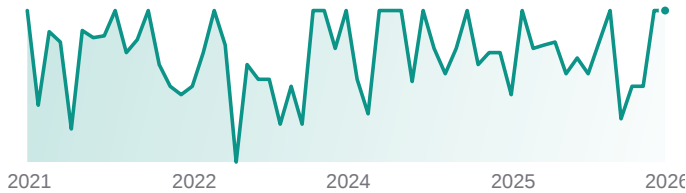


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



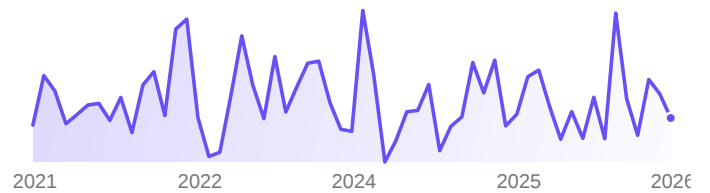
Sellers who sold at a gain

100%



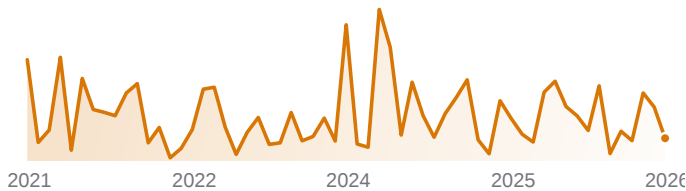
Typical hold before selling

6.4 yrs



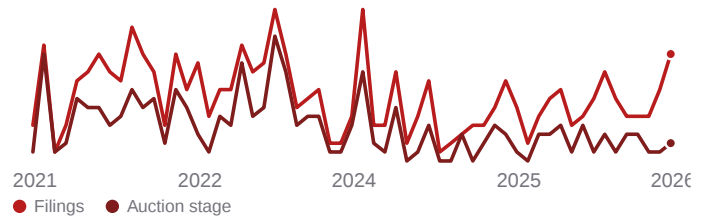
Median annualized return at resale

+3.1%



Preforeclosure filings

Filings 12 · Auction stage 2



HOUSING STOCK

Homes	5,885
Median value (AVM)	\$200K
Median size	1,378 ft²
Median bedrooms	3
Median year built	1937
Single family	72%
Condos	6.1%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	47%
Underwater (LTV 125% or more)	2.6%
Owner occupied	81%
Company owned	13%
Median loan-to-value	54%

Typical ownership tenure

13.1 yrs

COMMUNITY

Population	22,821
Density	4,149 / mi²
Median household income	\$65K
Average household income	\$80K
Crime index (US avg 100)	91
Air pollution index (US avg 100)	108
Earthquake index (US avg 100)	47
Homes occupied	90%
Bachelor's or higher	11%
Poverty rate	15.6%
Unemployment	1.6%
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.