

Braidwood 60408

ZIP code · IL · Illinois · Will County · Braidwood

SELLER'S MARKET

\$261K

MEDIAN SALE PRICE

-1.6%

1-YR CHANGE

94

SALES (12 MO)

\$263K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 65 / 100

Buyer's market

Balanced

Seller's market

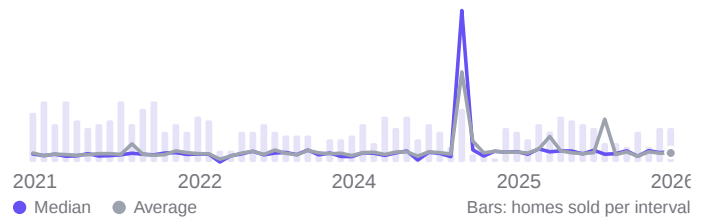
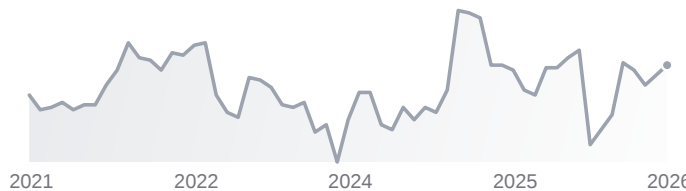
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

65 / 100

Sale prices

Median \$259K · Average \$236K

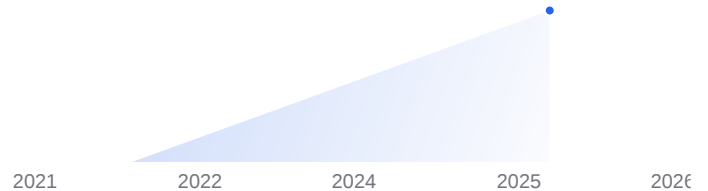
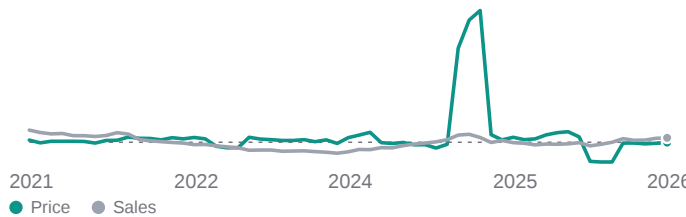


Growth (year over year)

Price -1.6% · Sales +17.5%

Price per square foot

\$1271/ft²

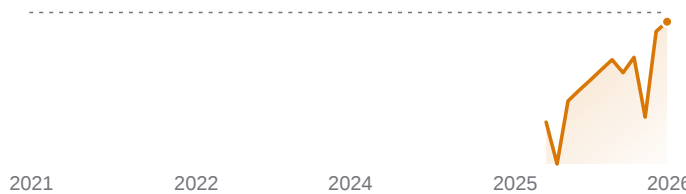


Sale premium vs estimated value

-0.3%

Annual turnover (share of homes sold)

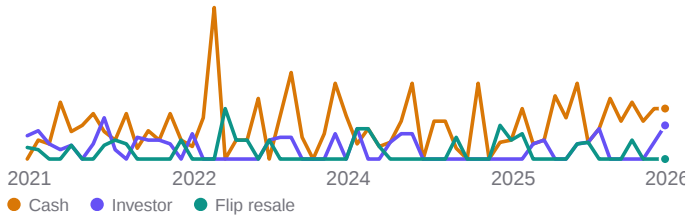
4.4%



BUYERS & OUTCOMES

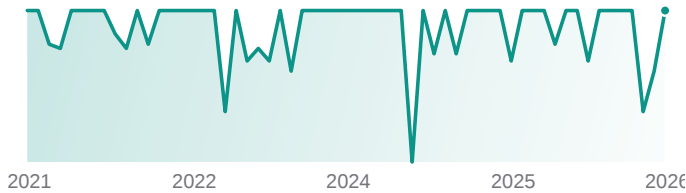
Buyer mix

Cash 33% · Investor 22% · Flip resale 0%



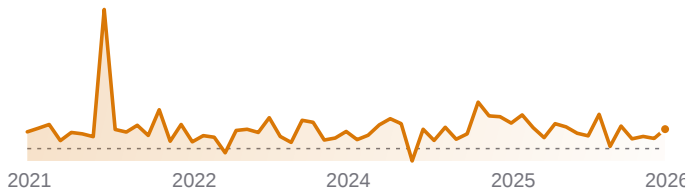
Sellers who sold at a gain

100%

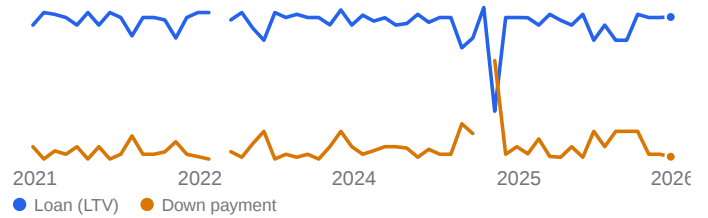


Median annualized return at resale

+5.9%

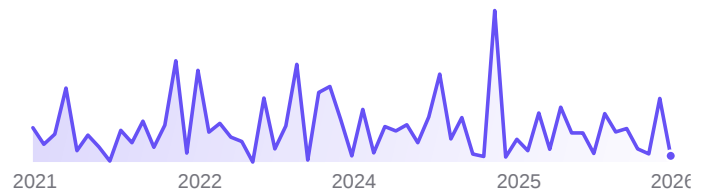


Financing (share of purchase price) Loan (LTV) 95% · Down payment 3.3%



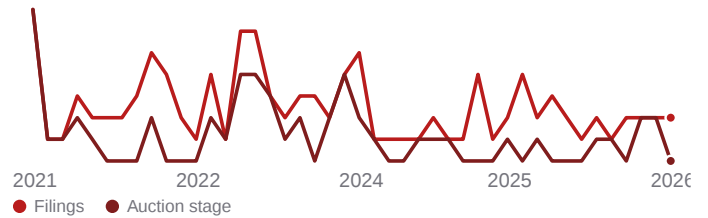
Typical hold before selling

2.9 yrs



Preforeclosure filings

Filings 2 · Auction stage 0



HOUSING STOCK

Homes	2,113
Median value (AVM)	\$263K
Median size	2,400 ft²
Median bedrooms	3
Median year built	1995
Single family	100%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	43%
Underwater (LTV 125% or more)	1.9%
Owner occupied	78%
Company owned	14%
Median loan-to-value	55%
Typical ownership tenure	13.0 yrs

COMMUNITY

Population	5,144
Density	569 / mi²
Median household income	\$83K
Average household income	\$101K
Crime index (US avg 100)	150
Air pollution index (US avg 100)	76
Earthquake index (US avg 100)	44
Homes occupied	87%
Bachelor's or higher	13%
Poverty rate	7.9%
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.