

Dolton 60419

ZIP code · IL · Illinois > Cook County > Dolton

BUYER'S MARKET

\$152K

MEDIAN SALE PRICE

-0.1%

1-YR CHANGE

267

SALES (12 MO)

\$156K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 38 / 100



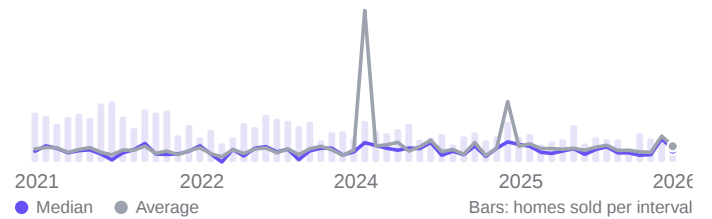
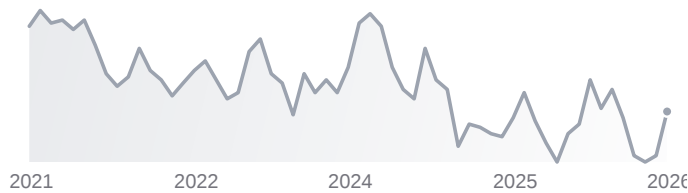
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

38 / 100

Sale prices

Median \$144K · Average \$158K

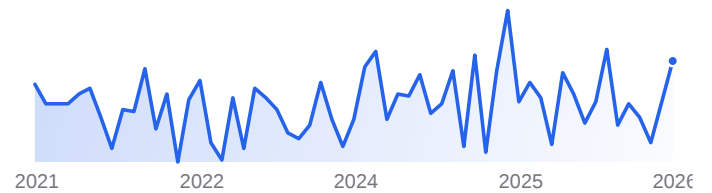
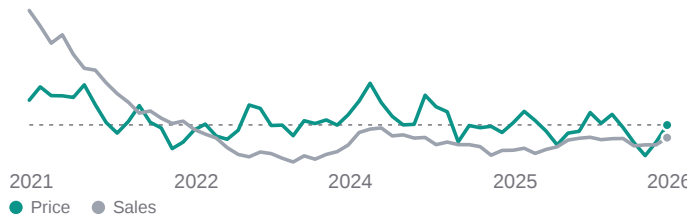


Growth (year over year)

Price -0.1% · Sales -10.1%

Price per square foot

\$139/ft²



Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

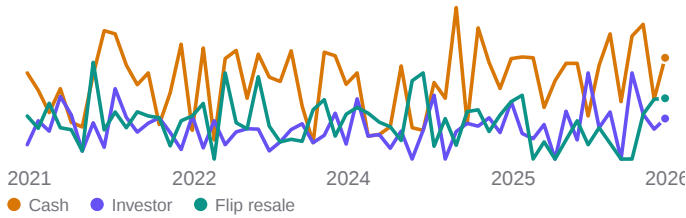
3.3%



BUYERS & OUTCOMES

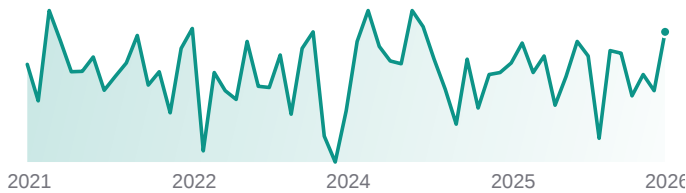
Buyer mix

Cash 29% · Investor 12% · Flip resale 18%



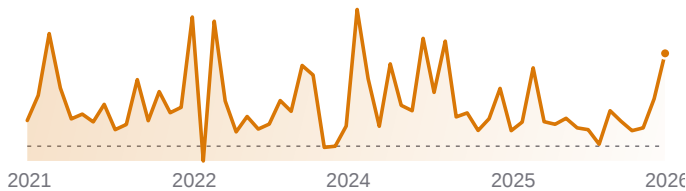
Sellers who sold at a gain

94%

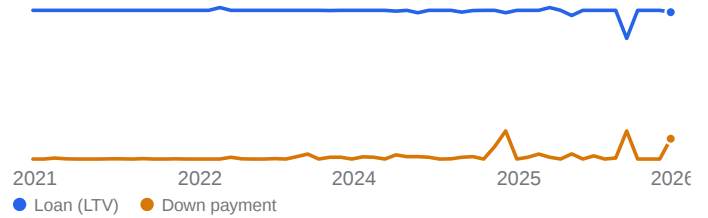


Median annualized return at resale

+12.9%

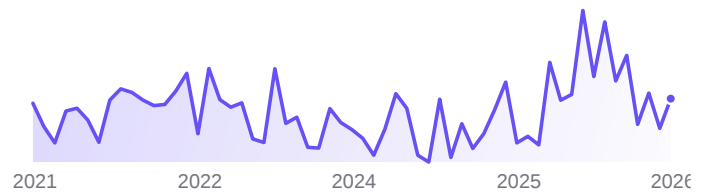


Financing (share of purchase price) Loan (LTV) 97% · Down payment 15%



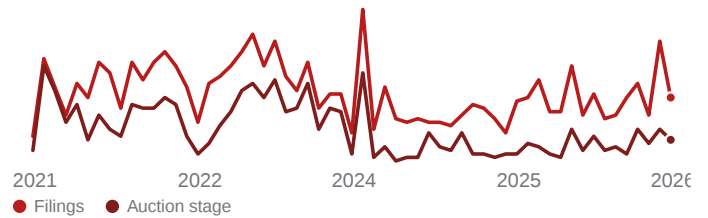
Typical hold before selling

9.9 yrs



Preforeclosure filings

Filings 21 · Auction stage 9



HOUSING STOCK

Homes	8,019
Median value (AVM)	\$156K
Median size	1,154 ft²
Median bedrooms	3
Median year built	1959
Single family	92%
Condos	2.8%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	34%
Underwater (LTV 125% or more)	6.9%
Owner occupied	78%
Company owned	15%
Median loan-to-value	68%

Typical ownership tenure

12.8 yrs

COMMUNITY

Population	20,027
Density	4,432 / mi²
Median household income	\$64K
Average household income	\$82K
Crime index (US avg 100)	107
Air pollution index (US avg 100)	108
Earthquake index (US avg 100)	47
Homes occupied	89%
Bachelor's or higher	16%
Poverty rate	19.1%
Unemployment	1.2%
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.