

Frankfort 60423

ZIP code · IL · Illinois · Will County · Frankfort

SELLER'S MARKET

\$512K

MEDIAN SALE PRICE

+6.5%

1-YR CHANGE

415

SALES (12 MO)

\$502K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 69 / 100

Buyer's market

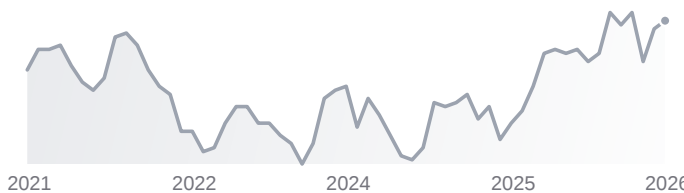
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

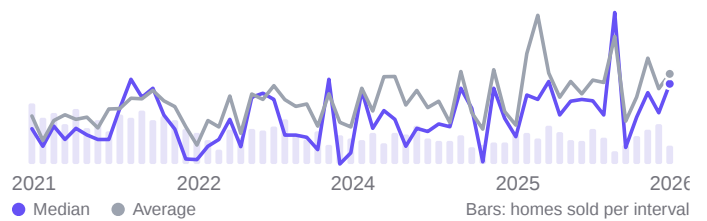
Market temperature (0–100)

69 / 100



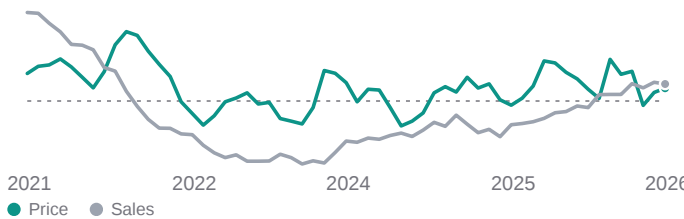
Sale prices

Median \$540K · Average \$562K



Growth (year over year)

Price +6.5% · Sales +8.6%



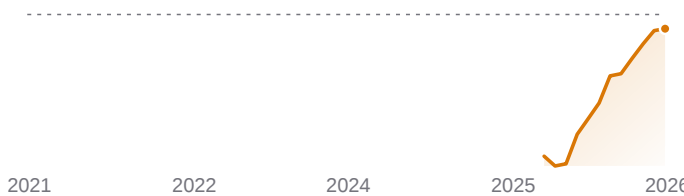
Price per square foot

\$230/ft²



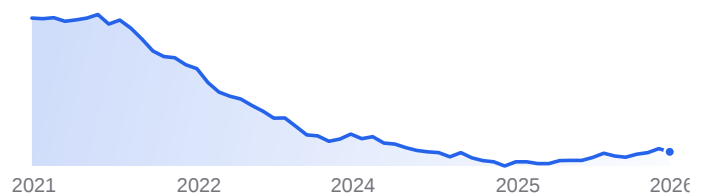
Sale premium vs estimated value

-0.3%



Annual turnover (share of homes sold)

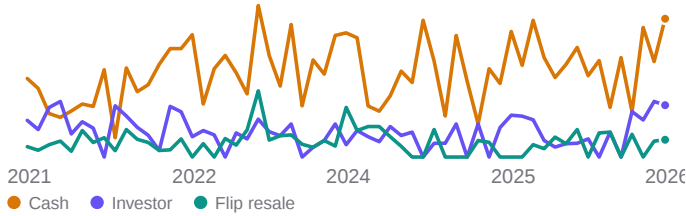
3.8%



BUYERS & OUTCOMES

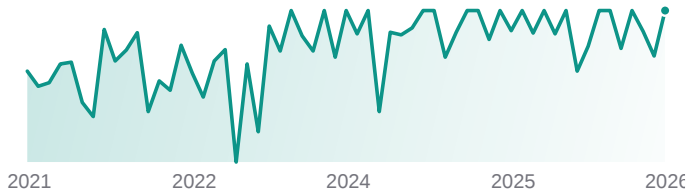
Buyer mix

Cash 35% · Investor 13% · Flip resale 4.3%



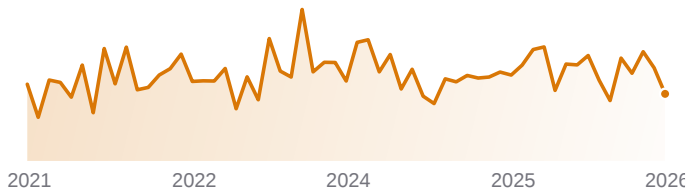
Sellers who sold at a gain

100%

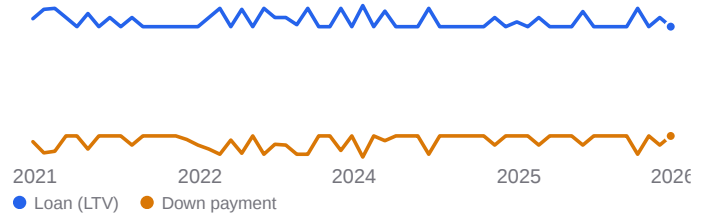


Median annualized return at resale

+3.7%

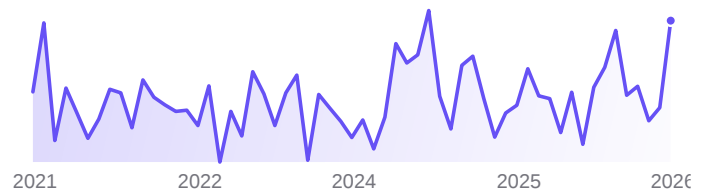


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



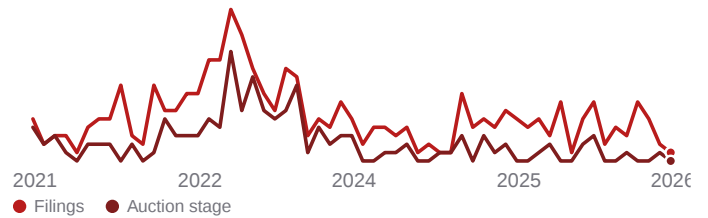
Typical hold before selling

12.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	10,962
Median value (AVM)	\$502K
Median size	2,174 ft²
Median bedrooms	3
Median year built	1991
Single family	93%
Condos	4.7%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	42%
Underwater (LTV 125% or more)	2.5%
Owner occupied	86%
Company owned	28%
Median loan-to-value	56%

Typical ownership tenure

12.8 yrs

COMMUNITY

Population	34,265
Density	919 / mi²
Median household income	\$141K
Average household income	\$155K
Crime index (US avg 100)	61
Air pollution index (US avg 100)	95
Earthquake index (US avg 100)	46
Homes occupied	97%
Bachelor's or higher	29%
Poverty rate	3.2%
Unemployment	1.7%
Average temp	49°F
Annual precip	39 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.