

# Markham 60428

ZIP code · IL · Illinois > Cook County > Markham

SELLER'S MARKET

**\$148K**

MEDIAN SALE PRICE

**+10.8%**

1-YR CHANGE

**241**

SALES (12 MO)

**\$155K**

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 77 / 100

Buyer's market

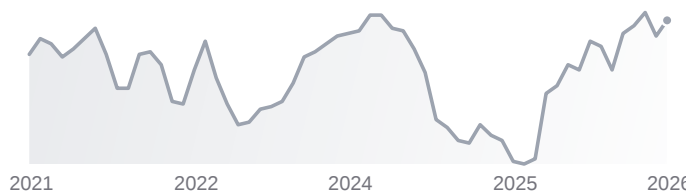
Balanced

Seller's market

## MARKET TRENDS (5 YEARS)

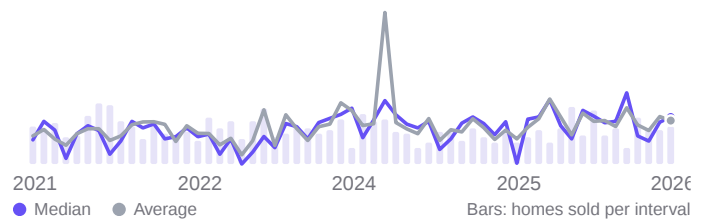
Market temperature (0–100)

77 / 100



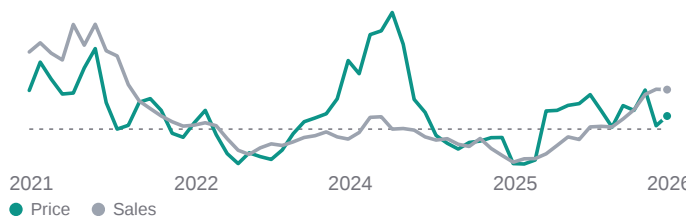
Sale prices

Median \$170K · Average \$162K



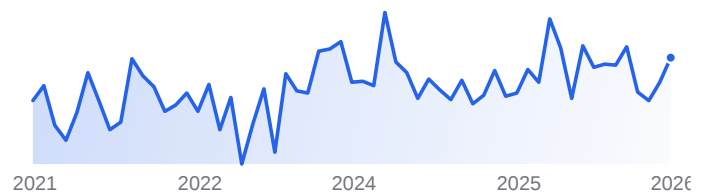
Growth (year over year)

Price +10.8% · Sales +32.4%



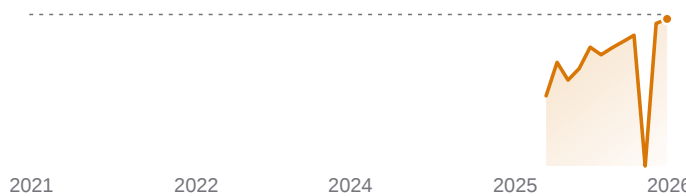
Price per square foot

\$148/ft²



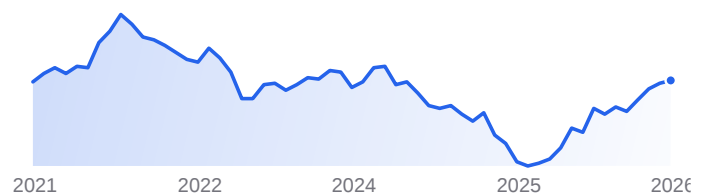
Sale premium vs estimated value

-0.2%



Annual turnover (share of homes sold)

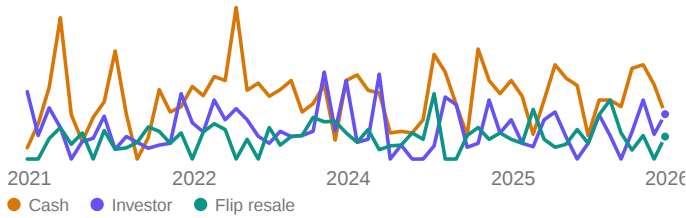
5.1%



## BUYERS & OUTCOMES

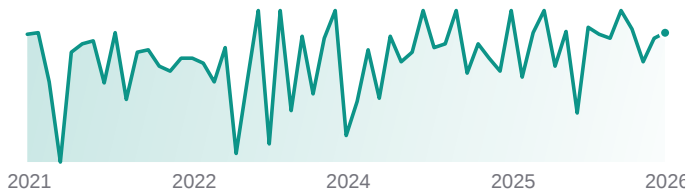
### Buyer mix

Cash 19% · Investor 19% · Flip resale 9.5%



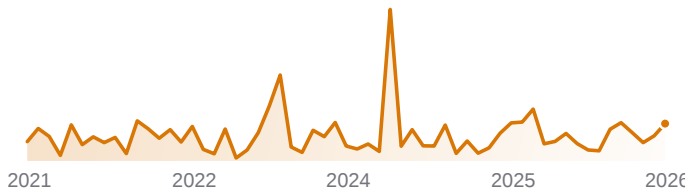
### Sellers who sold at a gain

93%

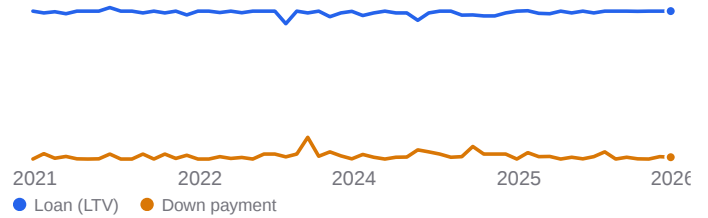


### Median annualized return at resale

+15.4%

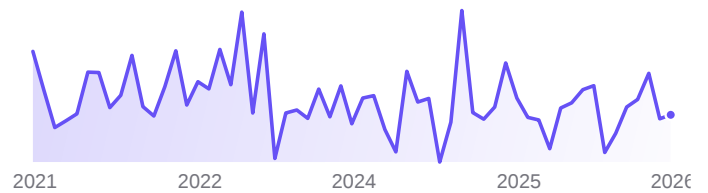


### Financing (share of purchase price) Loan (LTV) 98% · Down payment 3.0%



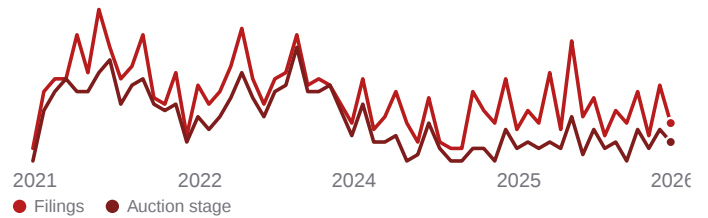
### Typical hold before selling

5.9 yrs



### Preforeclosure filings

Filings 6 · Auction stage 3



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 4,768     |
| Median value (AVM) | \$155K    |
| Median size        | 1,095 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1959      |
| Single family      | 99%       |

## EQUITY & OWNERSHIP

|                               |          |
|-------------------------------|----------|
| Equity rich (LTV 50% or less) | 52%      |
| Underwater (LTV 125% or more) | 3.4%     |
| Owner occupied                | 77%      |
| Company owned                 | 14%      |
| Median loan-to-value          | 47%      |
| Typical ownership tenure      | 11.0 yrs |

## COMMUNITY

|                                  |             |
|----------------------------------|-------------|
| Population                       | 12,305      |
| Density                          | 2,123 / mi² |
| Median household income          | \$58K       |
| Average household income         | \$79K       |
| Crime index (US avg 100)         | 78          |
| Air pollution index (US avg 100) | 108         |
| Earthquake index (US avg 100)    | 43          |
| Homes occupied                   | 90%         |
| Bachelor's or higher             | 14%         |
| Poverty rate                     | 21.1%       |
| 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.