

Joliet 60435

ZIP code · IL · Illinois · Will County · Joliet

SELLER'S MARKET

\$285K

MEDIAN SALE PRICE

+6.2%

1-YR CHANGE

604

SALES (12 MO)

\$271K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 67 / 100

Buyer's market

Balanced

Seller's market

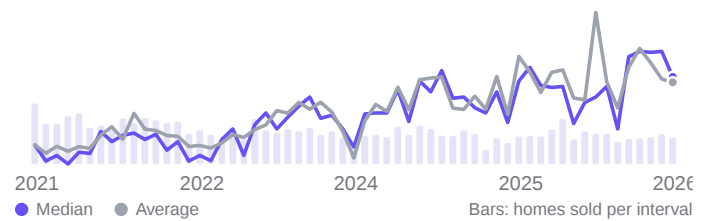
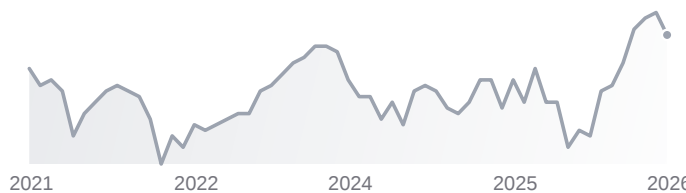
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

67 / 100

Sale prices

Median \$269K · Average \$264K

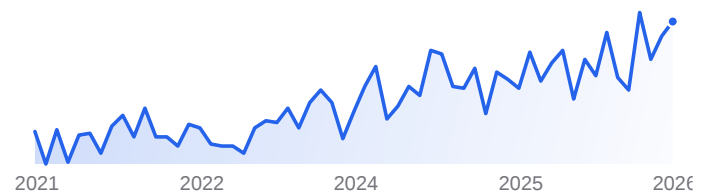
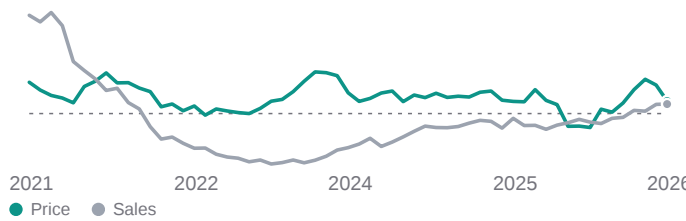


Growth (year over year)

Price +6.2% · Sales +4.7%

Price per square foot

\$236/ft²

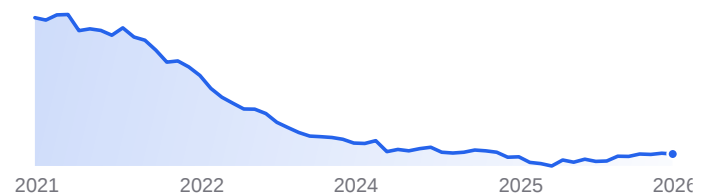
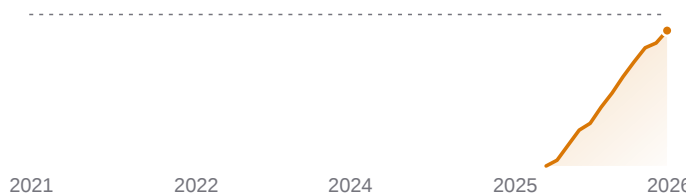


Sale premium vs estimated value

-0.5%

Annual turnover (share of homes sold)

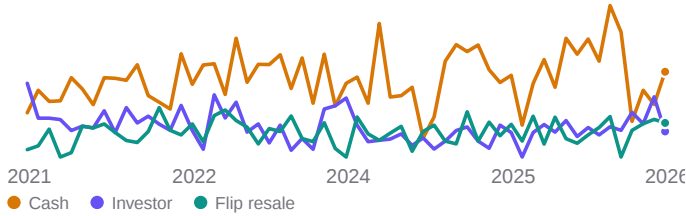
4.0%



BUYERS & OUTCOMES

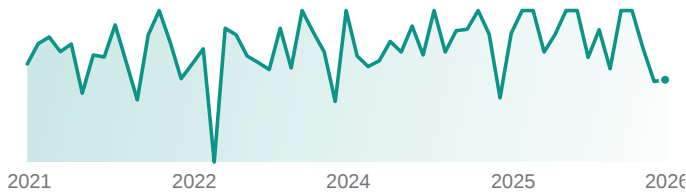
Buyer mix

Cash 22% · Investor 6.7% · Flip resale 8.9%



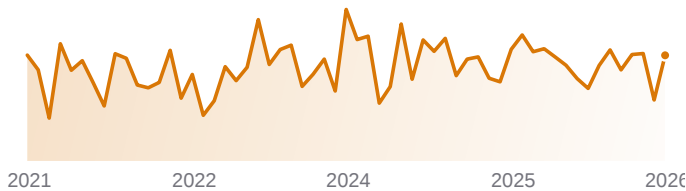
Sellers who sold at a gain

90%

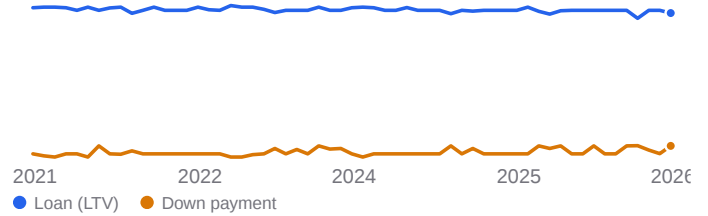


Median annualized return at resale

+6.4%

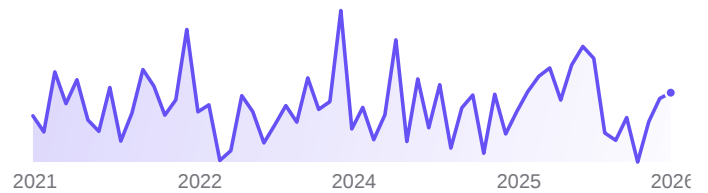


Financing (share of purchase price) Loan (LTV) 93% · Down payment 10%



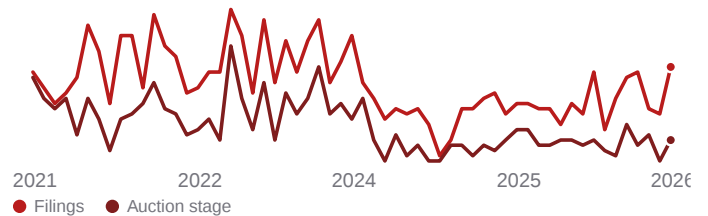
Typical hold before selling

8.6 yrs



Preforeclosure filings

Filings 18 · Auction stage 4



HOUSING STOCK

Homes	14,946
Median value (AVM)	\$271K
Median size	1,198 ft²
Median bedrooms	3
Median year built	1958
Single family	92%
Condos	7.6%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	46%
Underwater (LTV 125% or more)	1.2%
Owner occupied	77%
Company owned	13%
Median loan-to-value	53%

Typical ownership tenure

12.8 yrs

COMMUNITY

Population	51,469
Density	4,640 / mi²
Median household income	\$72K
Average household income	\$87K
Crime index (US avg 100)	131
Air pollution index (US avg 100)	93
Earthquake index (US avg 100)	50
Homes occupied	96%
Bachelor's or higher	15%
Poverty rate	11.8%
Unemployment	1.7%
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.