

Manhattan 60442

ZIP code · IL · Illinois · Will County · Manhattan

SELLER'S MARKET

\$362K

MEDIAN SALE PRICE

+6.9%

1-YR CHANGE

218

SALES (12 MO)

\$405K

MEDIAN VALUE (AVM)

Market temperature

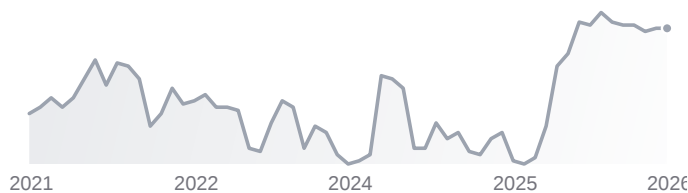
Seller's market · 72 / 100



MARKET TRENDS (5 YEARS)

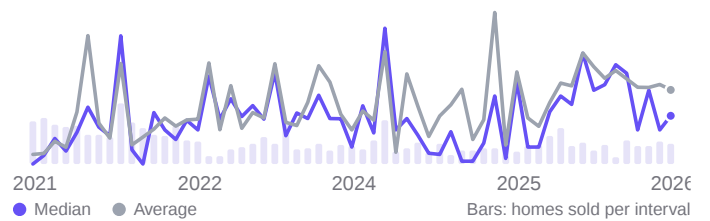
Market temperature (0–100)

72 / 100



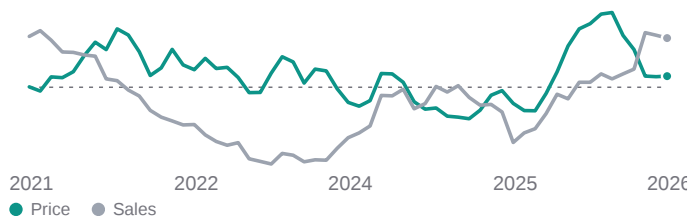
Sale prices

Median \$355K · Average \$401K



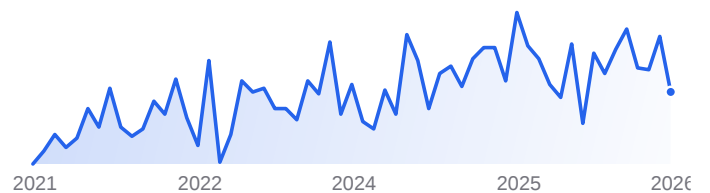
Growth (year over year)

Price +6.9% · Sales +30.5%



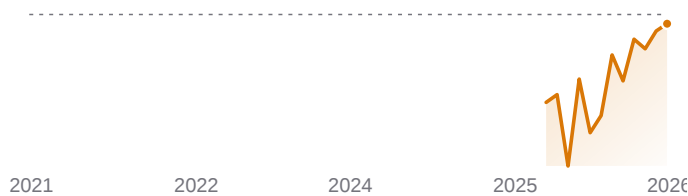
Price per square foot

\$166/ft²



Sale premium vs estimated value

-0.2%



Annual turnover (share of homes sold)

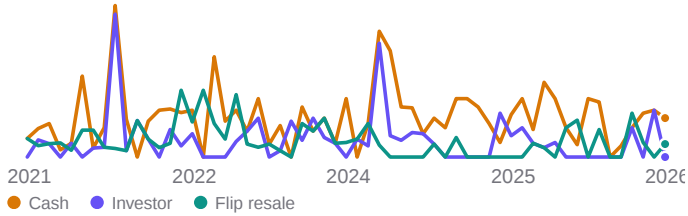
5.2%



BUYERS & OUTCOMES

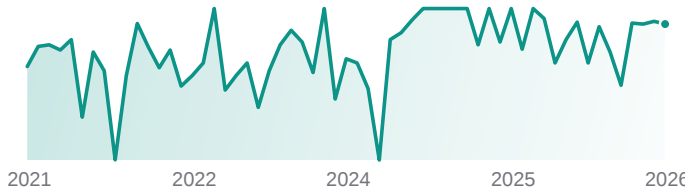
Buyer mix

Cash 17% · Investor 0% · Flip resale 5.6%



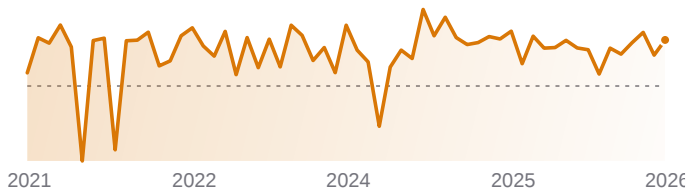
Sellers who sold at a gain

93%

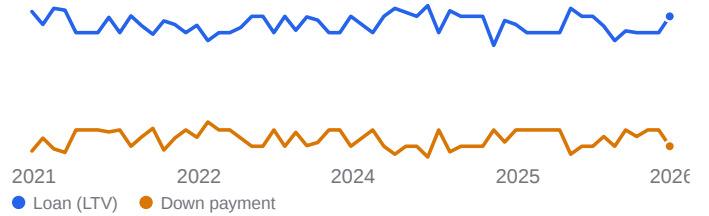


Median annualized return at resale

+5.8%

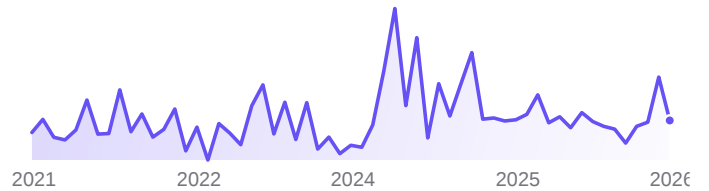


Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



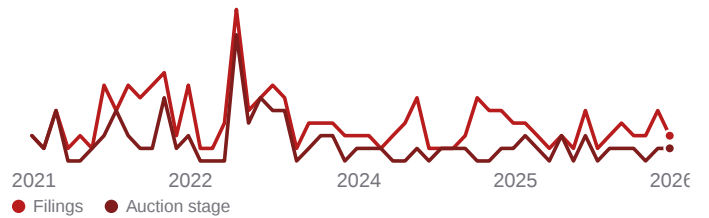
Typical hold before selling

5.2 yrs



Preforeclosure filings

Filings 2 · Auction stage 1



HOUSING STOCK

Homes	4,222
Median value (AVM)	\$405K
Median size	1,974 ft²
Median bedrooms	3
Median year built	1999
Single family	98%
Condos	1.5%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	38%
Underwater (LTV 125% or more)	1.0%
Owner occupied	85%
Company owned	16%
Median loan-to-value	57%

Typical ownership tenure

9.0 yrs

COMMUNITY

Population	13,131
Density	191 / mi ²
Median household income	\$129K
Average household income	\$148K
Crime index (US avg 100)	80
Air pollution index (US avg 100)	86
Earthquake index (US avg 100)	46
Homes occupied	96%
Bachelor's or higher	25%
Poverty rate	4.1%
Unemployment	1.9%
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.