

Mokena 60448

ZIP code · IL · Illinois · Will County · Mokena

BALANCED MARKET

\$460K

MEDIAN SALE PRICE

+16.1%

1-YR CHANGE

284

SALES (12 MO)

\$454K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 54 / 100



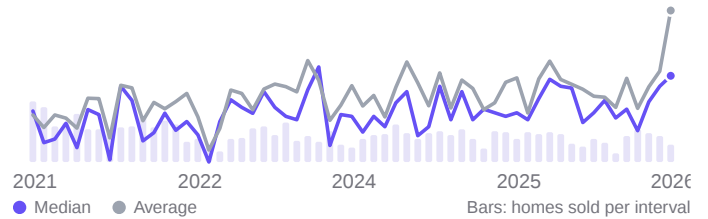
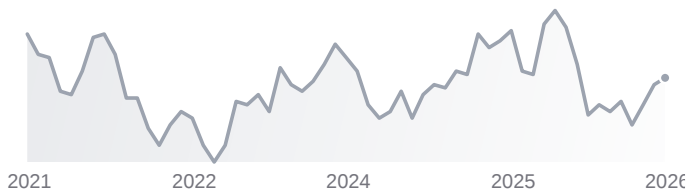
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

54 / 100

Sale prices

Median \$495K · Average \$681K

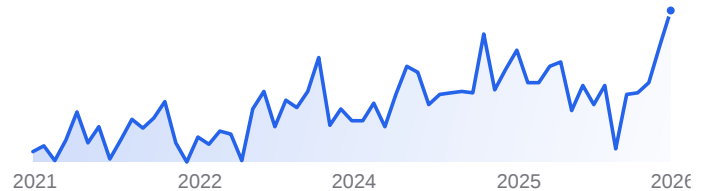
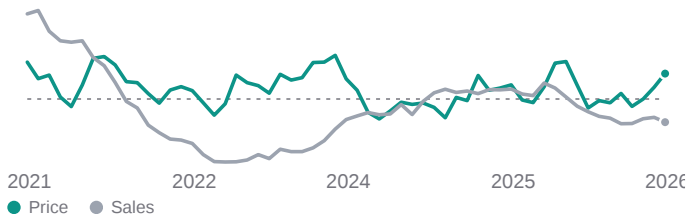


Growth (year over year)

Price +16.1% · Sales -14.7%

Price per square foot

\$255/ft²

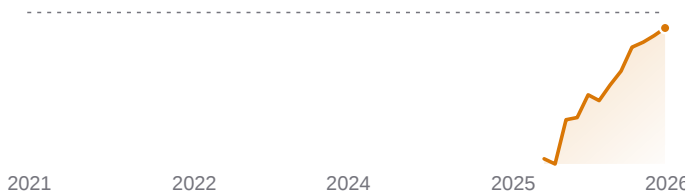


Sale premium vs estimated value

-0.3%

Annual turnover (share of homes sold)

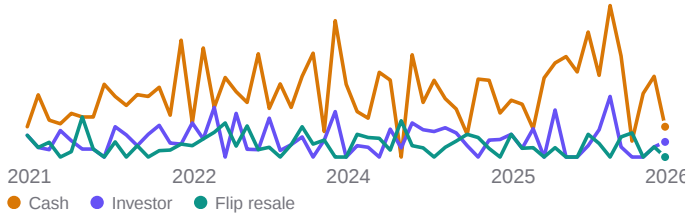
3.2%



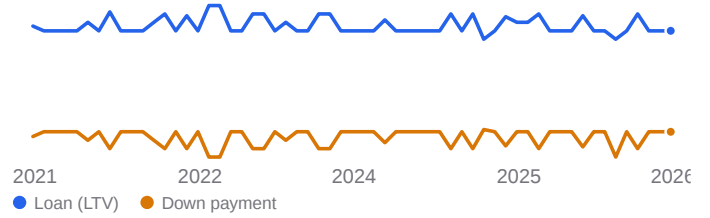
BUYERS & OUTCOMES

Buyer mix

Cash 11% · Investor 5.6% · Flip resale 0%

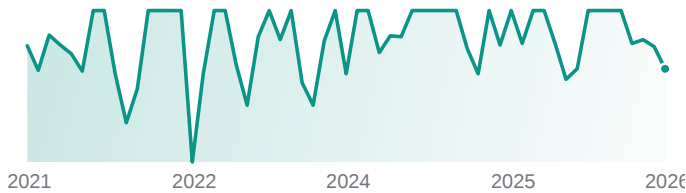


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



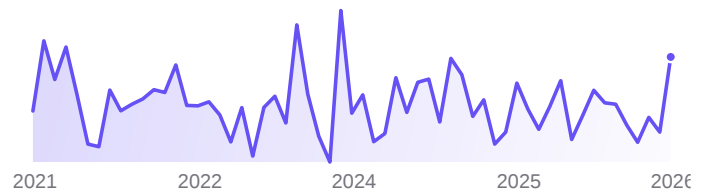
Sellers who sold at a gain

92%



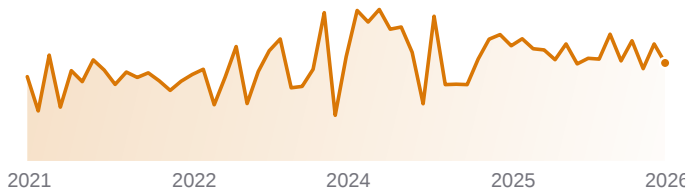
Typical hold before selling

12.4 yrs



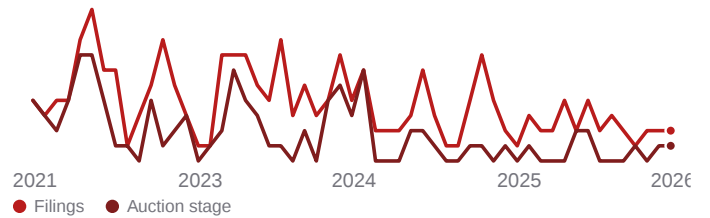
Median annualized return at resale

+4.6%



Preforeclosure filings

Filings 2 · Auction stage 1



HOUSING STOCK

Homes	8,840
Median value (AVM)	\$454K
Median size	1,951 ft²
Median bedrooms	3
Median year built	1993
Single family	93%
Condos	5.8%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	44%
Underwater (LTV 125% or more)	2.0%
Owner occupied	85%
Company owned	29%
Median loan-to-value	54%

Typical ownership tenure

13.6 yrs

COMMUNITY

Population	26,434
Density	1,482 / mi²
Median household income	\$123K
Average household income	\$143K
Crime index (US avg 100)	66
Air pollution index (US avg 100)	96
Earthquake index (US avg 100)	51
Homes occupied	97%
Bachelor's or higher	28%
Poverty rate	3.6%
Unemployment	1.7%
Average temp	49°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.