

Oak Forest 60452

ZIP code · IL · Illinois > Cook County > Oak Forest

SELLER'S MARKET

\$302K

MEDIAN SALE PRICE

+0.8%

1-YR CHANGE

405

SALES (12 MO)

\$304K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 68 / 100

Buyer's market

Balanced

Seller's market

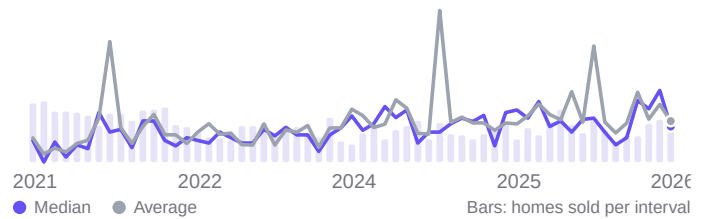
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

68 / 100

Sale prices

Median \$270K · Average \$280K

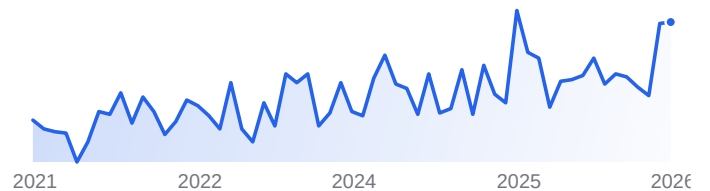
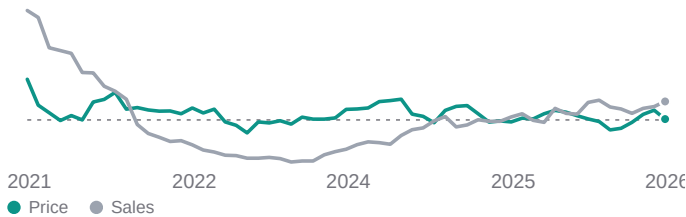


Growth (year over year)

Price +0.8% · Sales +15.7%

Price per square foot

\$242/ft²

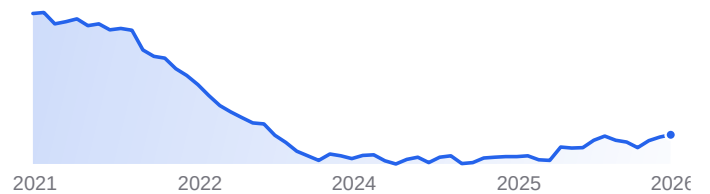
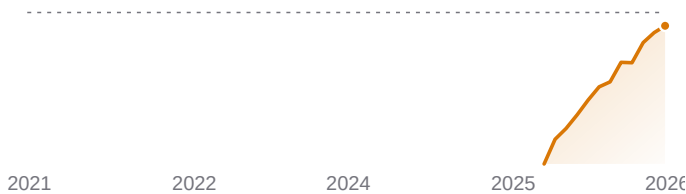


Sale premium vs estimated value

-0.3%

Annual turnover (share of homes sold)

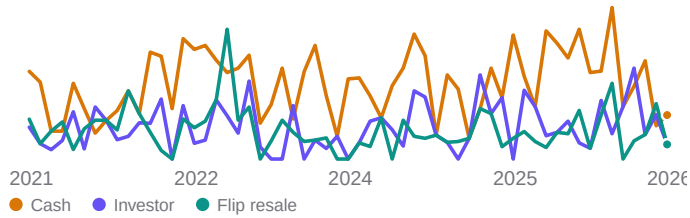
4.3%



BUYERS & OUTCOMES

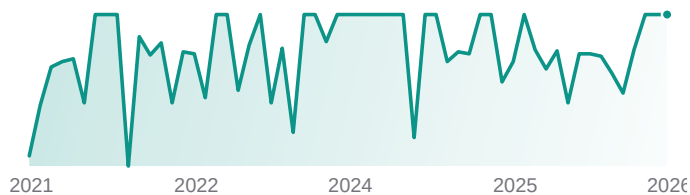
Buyer mix

Cash 9.7% · Investor 3.2% · Flip resale 3.2%



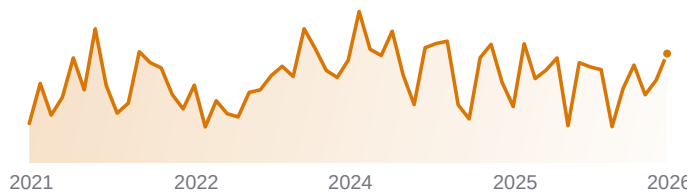
Sellers who sold at a gain

100%

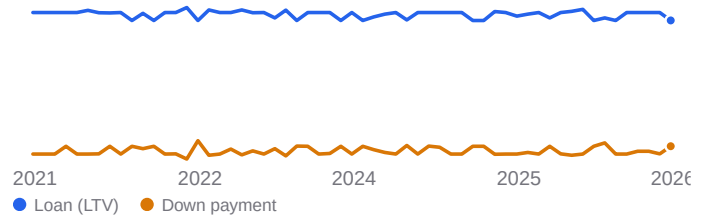


Median annualized return at resale

+6.3%

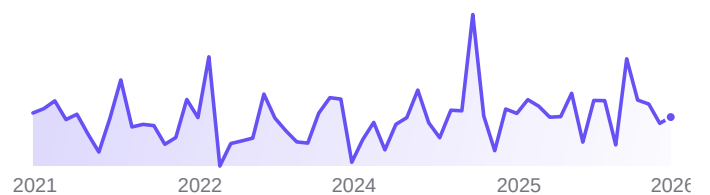


Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



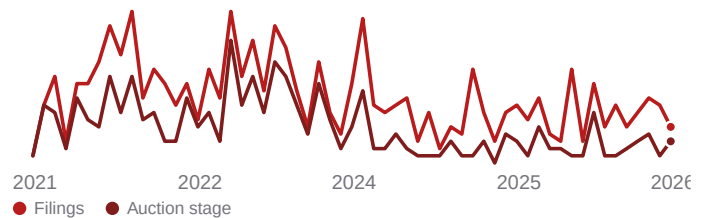
Typical hold before selling

6.8 yrs



Preforeclosure filings

Filings 5 · Auction stage 3



HOUSING STOCK

Homes	9,386
Median value (AVM)	\$304K
Median size	1,285 ft²
Median bedrooms	3
Median year built	1971
Single family	80%
Condos	17%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	43%
Underwater (LTV 125% or more)	1.6%
Owner occupied	88%
Company owned	14%
Median loan-to-value	56%

Typical ownership tenure

10.5 yrs

COMMUNITY

Population	26,110
Density	2,828 / mi²
Median household income	\$94K
Average household income	\$109K
Crime index (US avg 100)	41
Air pollution index (US avg 100)	106
Earthquake index (US avg 100)	43
Homes occupied	97%
Bachelor's or higher	23%
Poverty rate	3.8%
Unemployment	1.8%
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.