

Hickory Hills 60457

ZIP code · IL · Illinois > Cook County > Hickory Hills

BALANCED MARKET

\$357K

MEDIAN SALE PRICE

+0.5%

1-YR CHANGE

154

SALES (12 MO)

\$324K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 56 / 100



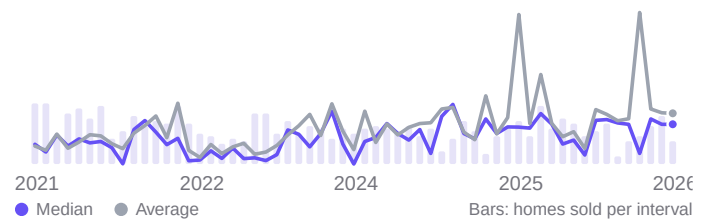
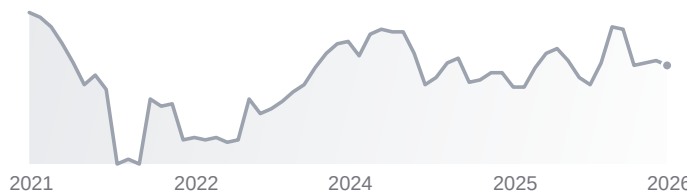
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

56 / 100

Sale prices

Median \$350K · Average \$391K

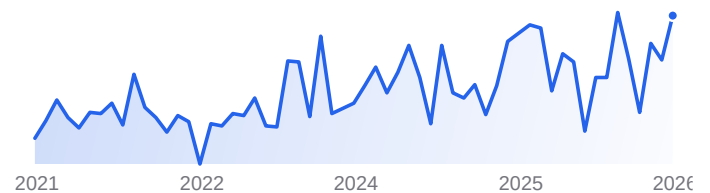
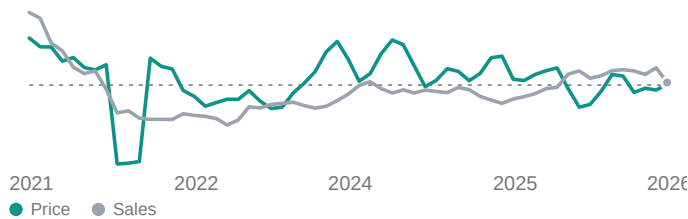


Growth (year over year)

Price +0.5% · Sales +2.7%

Price per square foot

\$289/ft²

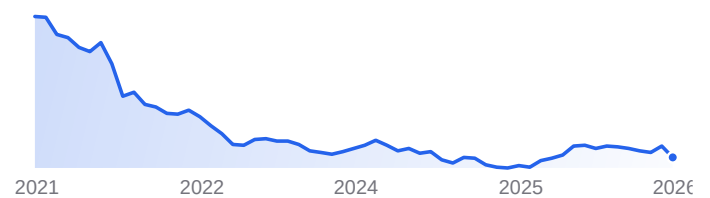
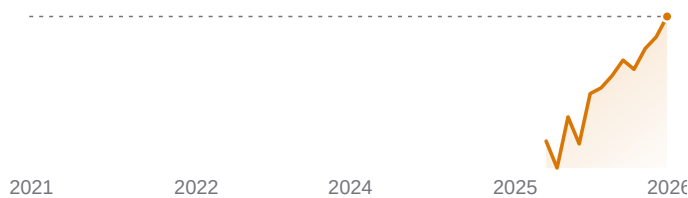


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

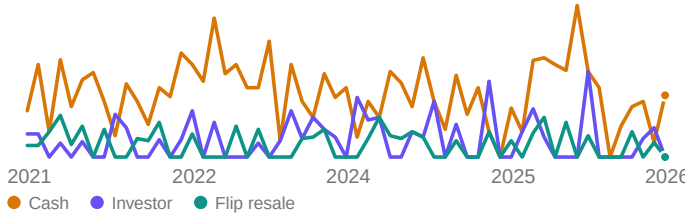
3.3%



BUYERS & OUTCOMES

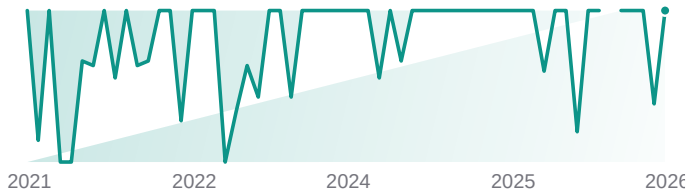
Buyer mix

Cash 22% · Investor 0% · Flip resale 0%



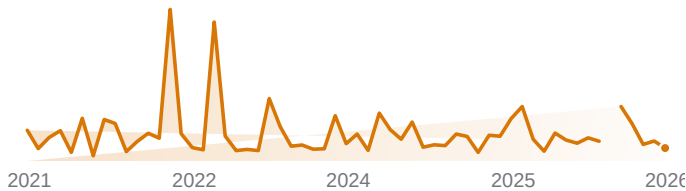
Sellers who sold at a gain

100%

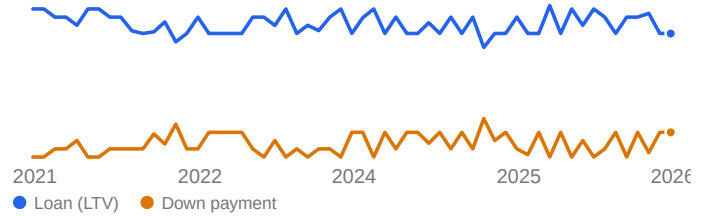


Median annualized return at resale

+2.5%

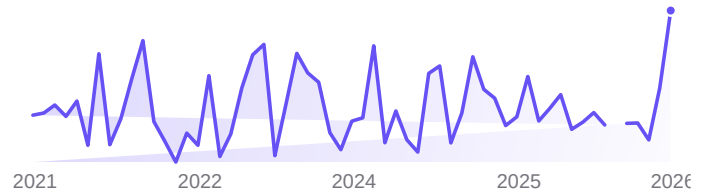


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



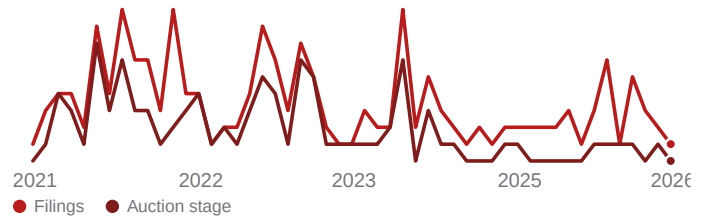
Typical hold before selling

21.5 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	4,663
Median value (AVM)	\$324K
Median size	1,346 ft²
Median bedrooms	3
Median year built	1968
Single family	72%
Condos	21%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	48%
Underwater (LTV 125% or more)	2.1%
Owner occupied	82%
Company owned	16%
Median loan-to-value	52%

Typical ownership tenure

11.9 yrs

COMMUNITY

Population	14,816
Density	4,599 / mi ²
Median household income	\$77K
Average household income	\$97K
Crime index (US avg 100)	58
Air pollution index (US avg 100)	110
Earthquake index (US avg 100)	47
Homes occupied	96%
Bachelor's or higher	18%
Poverty rate	8.1%
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.