

Olympia Fields 60461

ZIP code · IL · Illinois · Cook County · Olympia Fields

BALANCED MARKET

\$345K

MEDIAN SALE PRICE

+18.8%

1-YR CHANGE

50

SALES (12 MO)

\$334K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 46 / 100



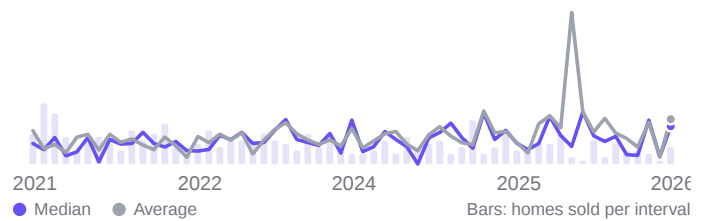
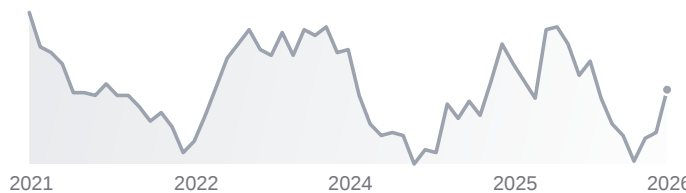
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

46 / 100

Sale prices

Median \$385K · Average \$419K

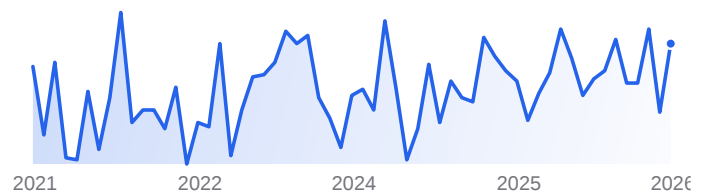
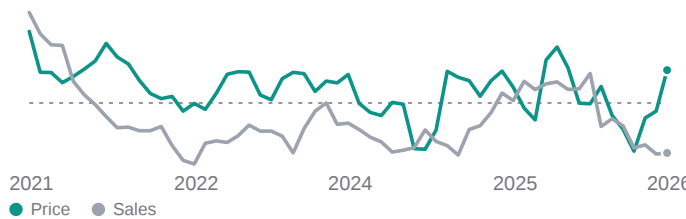


Growth (year over year)

Price +18.8% · Sales -28.6%

Price per square foot

\$151/ft²

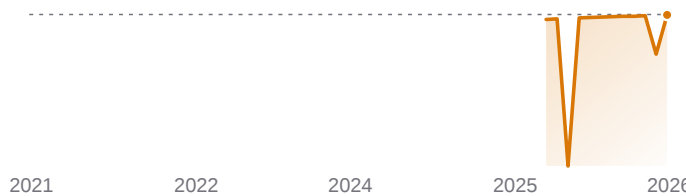


Sale premium vs estimated value

-0.1%

Annual turnover (share of homes sold)

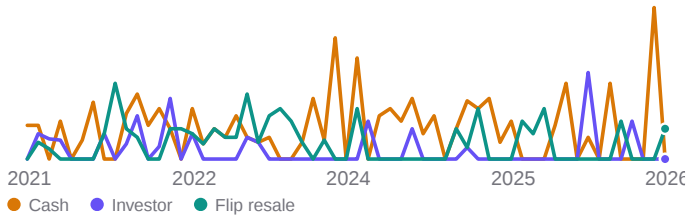
2.7%



BUYERS & OUTCOMES

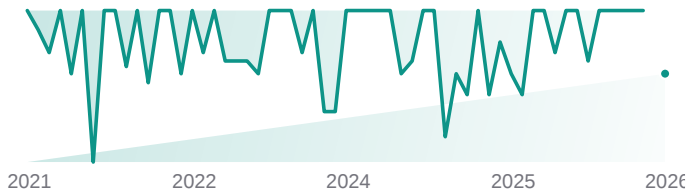
Buyer mix

Cash 0% · Investor 0% · Flip resale 20%



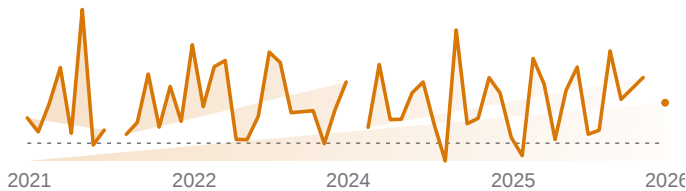
Sellers who sold at a gain

75%

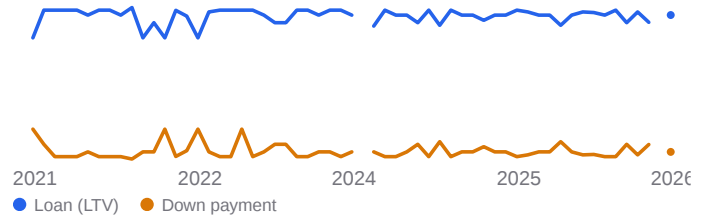


Median annualized return at resale

+3.7%

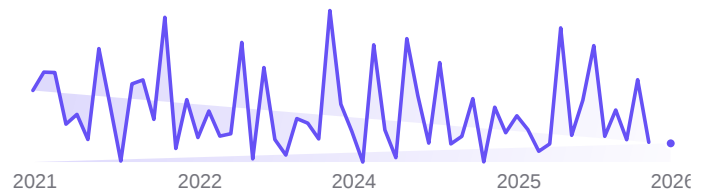


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



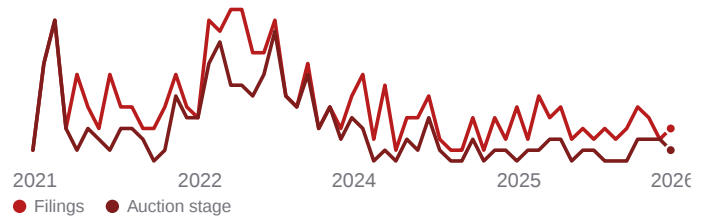
Typical hold before selling

3.0 yrs



Preforeclosure filings

Filings 3 · Auction stage 1



HOUSING STOCK

Homes	1,831
Median value (AVM)	\$334K
Median size	2,414 ft²
Median bedrooms	4
Median year built	1972
Single family	90%
Condos	2.5%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	32%
Underwater (LTV 125% or more)	3.9%
Owner occupied	89%
Company owned	16%
Median loan-to-value	64%

Typical ownership tenure

10.9 yrs

COMMUNITY

Population	5,604
Density	1,667 / mi²
Median household income	\$90K
Average household income	\$126K
Crime index (US avg 100)	75
Air pollution index (US avg 100)	107
Earthquake index (US avg 100)	46
Homes occupied	91%
Bachelor's or higher	24%
Poverty rate	12.4%
Unemployment	1.3%
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.