

Palos Heights 60463

ZIP code · IL · Illinois > Cook County > Palos Heights

SELLER'S MARKET

\$359K

MEDIAN SALE PRICE

+4.9%

1-YR CHANGE

241

SALES (12 MO)

\$388K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 67 / 100

Buyer's market

Balanced

Seller's market

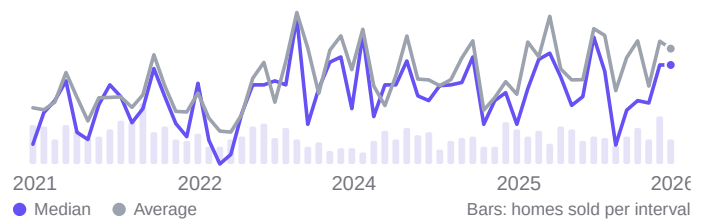
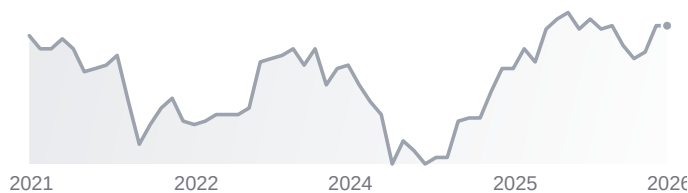
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

67 / 100

Sale prices

Median \$375K · Average \$396K

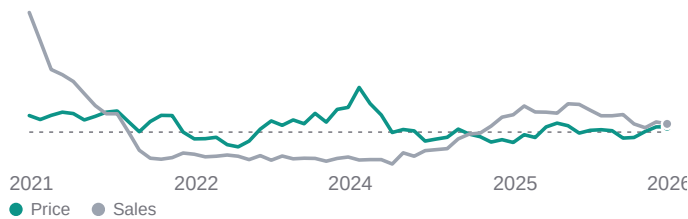


Growth (year over year)

Price +4.9% · Sales +7.6%

Price per square foot

\$230/ft²

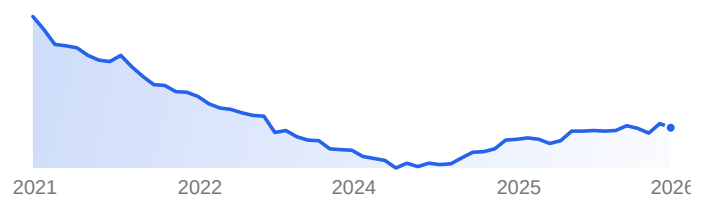
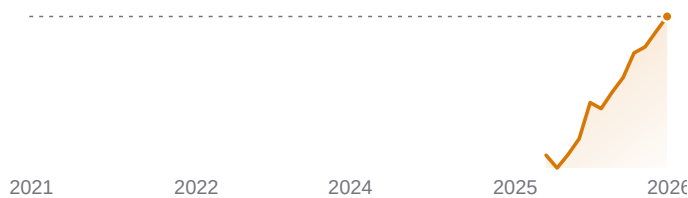


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

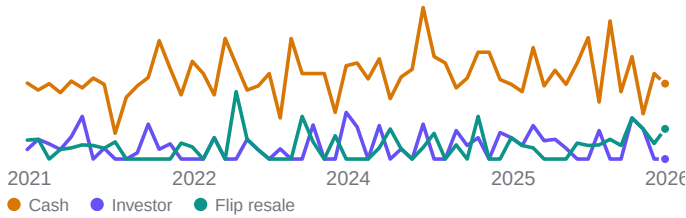
4.1%



BUYERS & OUTCOMES

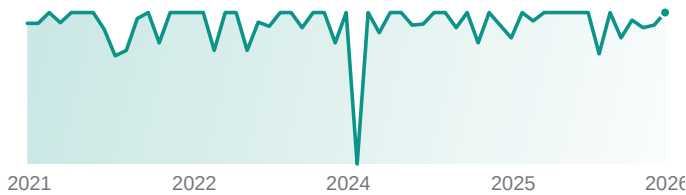
Buyer mix

Cash 29% · Investor 0% · Flip resale 12%



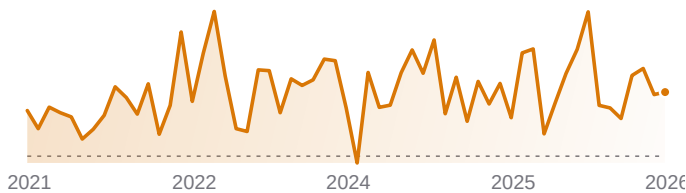
Sellers who sold at a gain

100%

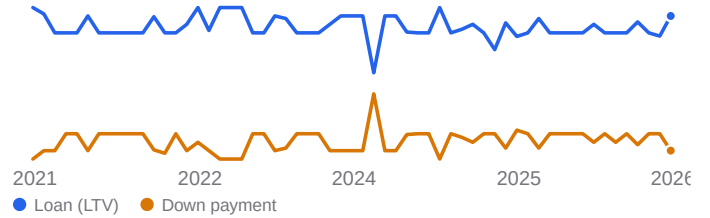


Median annualized return at resale

+4.0%

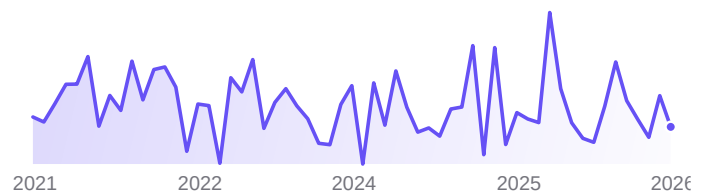


Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



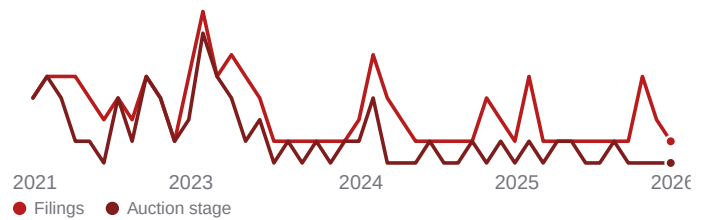
Typical hold before selling

5.6 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	5,828
Median value (AVM)	\$388K
Median size	1,856 ft²
Median bedrooms	3
Median year built	1972
Single family	68%
Condos	25%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	47%
Underwater (LTV 125% or more)	3.4%
Owner occupied	89%
Company owned	22%
Median loan-to-value	53%

Typical ownership tenure

10.4 yrs

COMMUNITY

Population	14,154
Density	2,399 / mi²
Median household income	\$110K
Average household income	\$130K
Crime index (US avg 100)	61
Air pollution index (US avg 100)	104
Earthquake index (US avg 100)	50
Homes occupied	96%
Bachelor's or higher	27%
Poverty rate	5.5%
Unemployment	1.6%
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.