

Palos Hills 60465

ZIP code · IL · Illinois · Cook County · Palos Hills

SELLER'S MARKET

\$297K

MEDIAN SALE PRICE

+17.4%

1-YR CHANGE

300

SALES (12 MO)

\$292K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 68 / 100



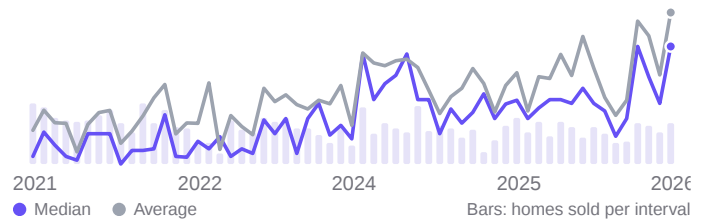
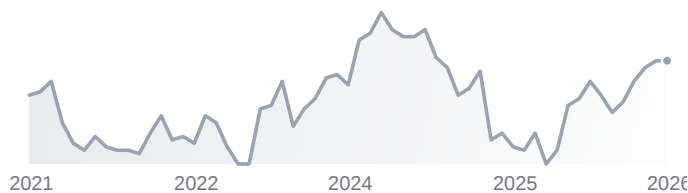
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

68 / 100

Sale prices

Median \$335K · Average \$380K

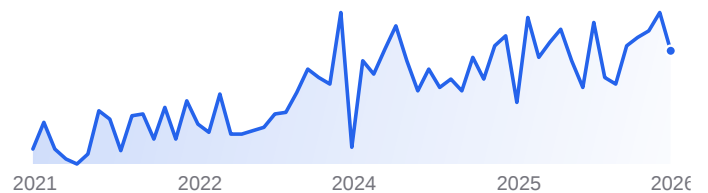
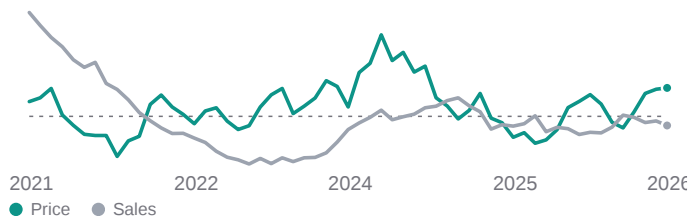


Growth (year over year)

Price +17.4% · Sales -5.7%

Price per square foot

\$215/ft²

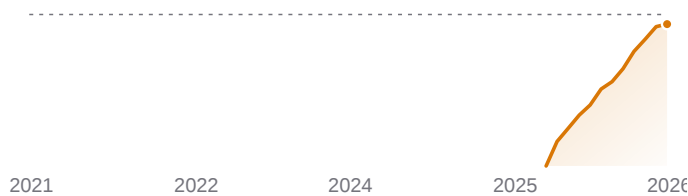


Sale premium vs estimated value

-0.3%

Annual turnover (share of homes sold)

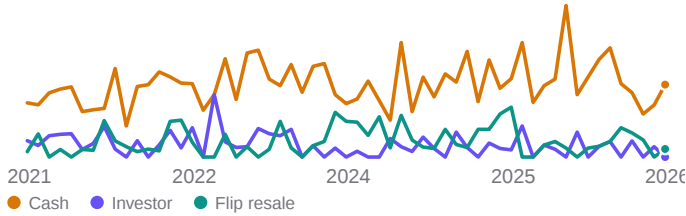
4.1%



BUYERS & OUTCOMES

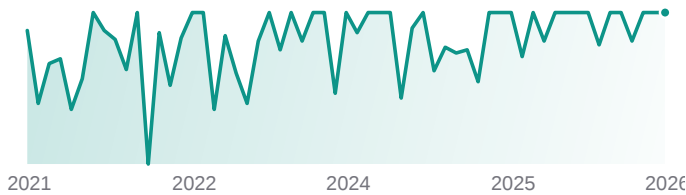
Buyer mix

Cash 29% · Investor 0% · Flip resale 3.2%



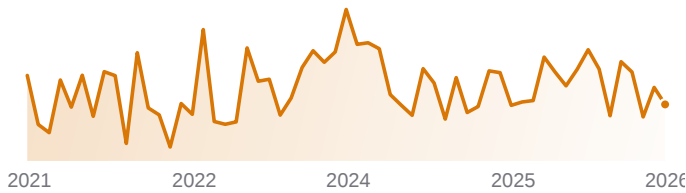
Sellers who sold at a gain

100%

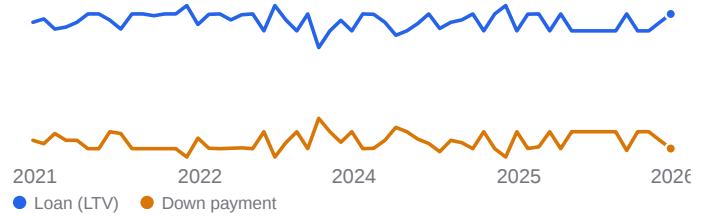


Median annualized return at resale

+3.7%

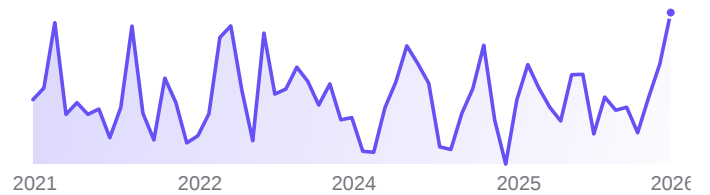


Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



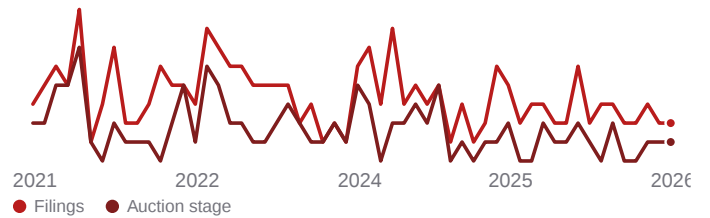
Typical hold before selling

16.8 yrs



Preforeclosure filings

Filings 2 · Auction stage 1



HOUSING STOCK

Homes	7,376
Median value (AVM)	\$292K
Median size	1,400 ft²
Median bedrooms	3
Median year built	1975
Single family	45%
Condos	44%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	57%
Underwater (LTV 125% or more)	1.2%
Owner occupied	72%
Company owned	18%
Median loan-to-value	45%

Typical ownership tenure

11.5 yrs

COMMUNITY

Population	17,274
Density	2,620 / mi²
Median household income	\$89K
Average household income	\$102K
Crime index (US avg 100)	75
Air pollution index (US avg 100)	110
Earthquake index (US avg 100)	50
Homes occupied	96%
Bachelor's or higher	17%
Poverty rate	10.1%
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.