

Park Forest 60466

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

BALANCED MARKET

\$151K

MEDIAN SALE PRICE

-3.6%

1-YR CHANGE

331

SALES (12 MO)

\$159K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 49 / 100

Buyer's market

Balanced

Seller's market

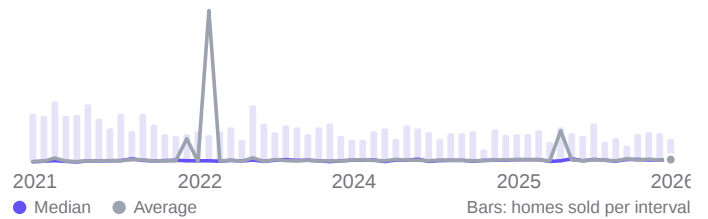
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

49 / 100

Sale prices

Median \$155K · Average \$157K

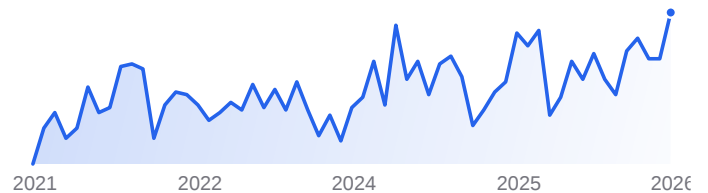
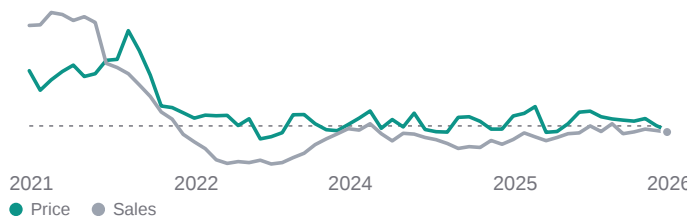


Growth (year over year)

Price -3.6% · Sales -4.9%

Price per square foot

\$142/ft²

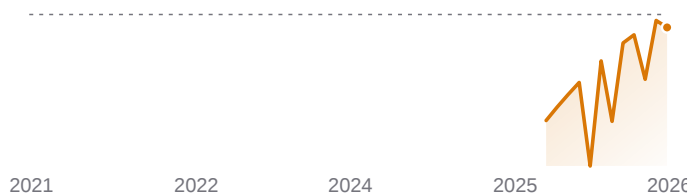


Sale premium vs estimated value

-0.1%

Annual turnover (share of homes sold)

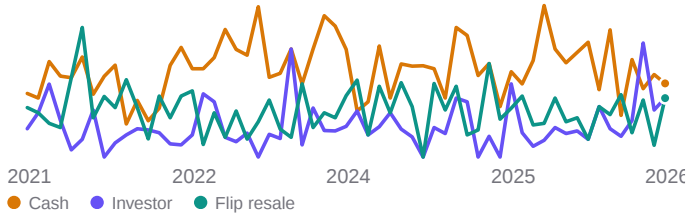
5.4%



BUYERS & OUTCOMES

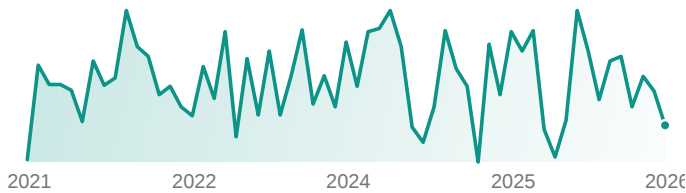
Buyer mix

Cash 21% · Investor 17% · Flip resale 17%



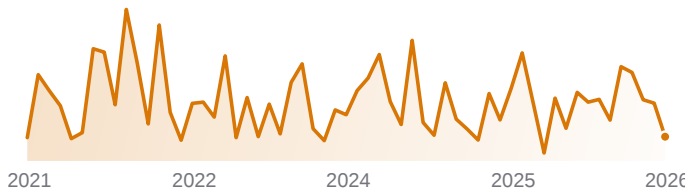
Sellers who sold at a gain

77%



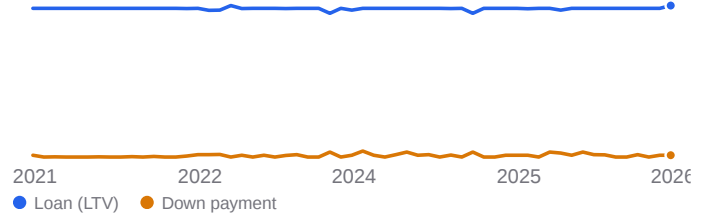
Median annualized return at resale

+3.1%



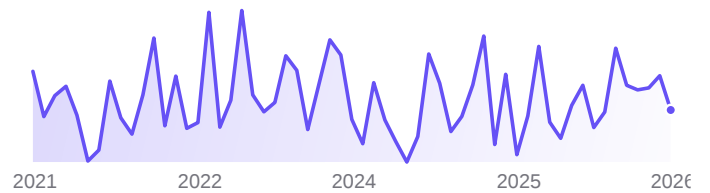
Financing (share of purchase price)

Loan (LTV) 100% · Down payment 3.0%



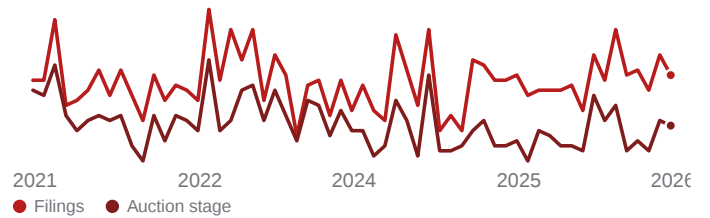
Typical hold before selling

6.4 yrs



Preforeclosure filings

Filings 18 · Auction stage 8



HOUSING STOCK

Homes	6,147
Median value (AVM)	\$159K
Median size	1,218 ft²
Median bedrooms	3
Median year built	1954
Single family	91%
Condos	6.2%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	39%
Underwater (LTV 125% or more)	4.3%
Owner occupied	75%
Company owned	15%
Median loan-to-value	63%

Typical ownership tenure

9.3 yrs

COMMUNITY

Population	20,169
Density	3,166 / mi²
Median household income	\$63K
Average household income	\$72K
Crime index (US avg 100)	107
Air pollution index (US avg 100)	104
Earthquake index (US avg 100)	45
Homes occupied	91%
Bachelor's or higher	17%
Poverty rate	15.4%
Unemployment	1.4%
Average temp	49°F
Annual precip	39 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.