

Richton Park 60471

ZIP code · IL · Illinois > Will County > Richton Park

STRONG SELLER'S MARKET

\$275K

MEDIAN SALE PRICE

+64.2%

1-YR CHANGE

189

SALES (12 MO)

\$232K

MEDIAN VALUE (AVM)

Market temperature

Strong seller's market · 87 / 100

Buyer's market

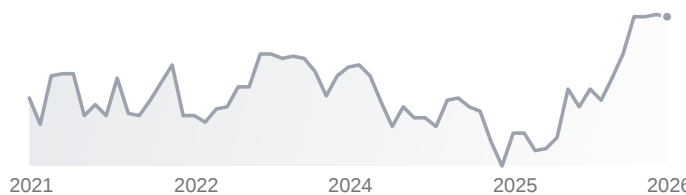
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

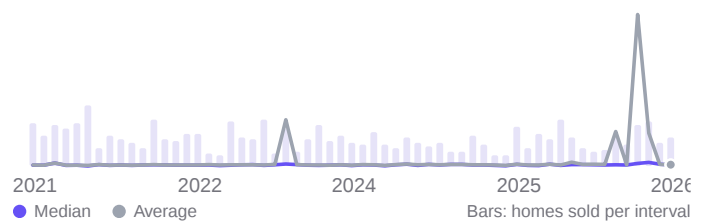
Market temperature (0–100)

87 / 100



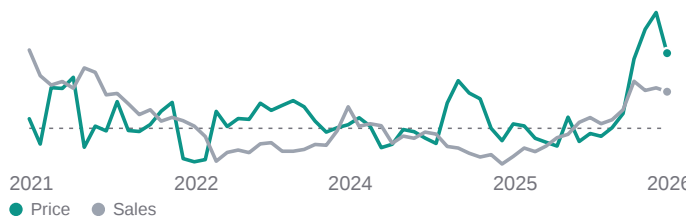
Sale prices

Median \$180K · Average \$206K



Growth (year over year)

Price +64.2% · Sales +31.3%



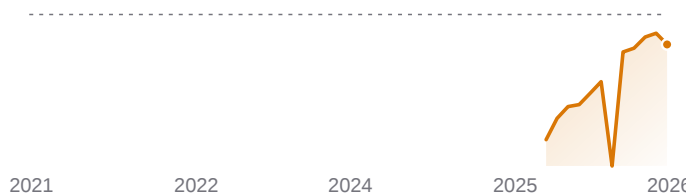
Price per square foot

\$139/ft²



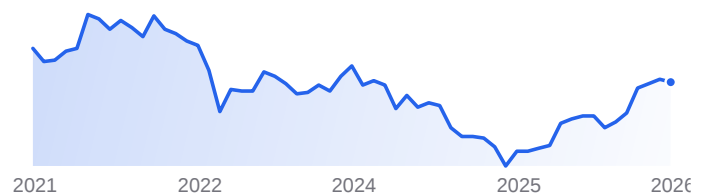
Sale premium vs estimated value

-0.7%



Annual turnover (share of homes sold)

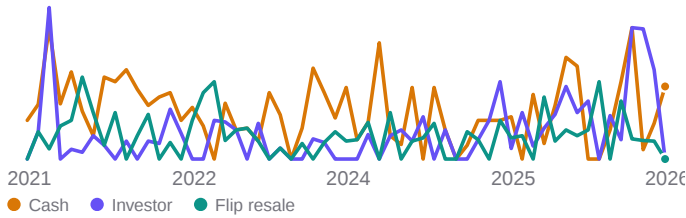
4.8%



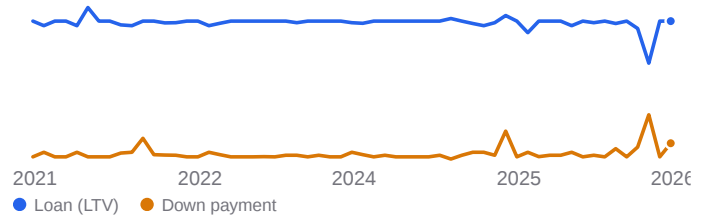
BUYERS & OUTCOMES

Buyer mix

Cash 31% · Investor 0% · Flip resale 0%

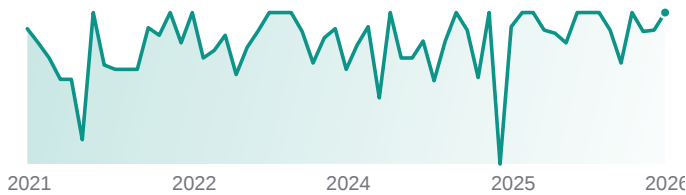


Financing (share of purchase price) Loan (LTV) 98% · Down payment 11%



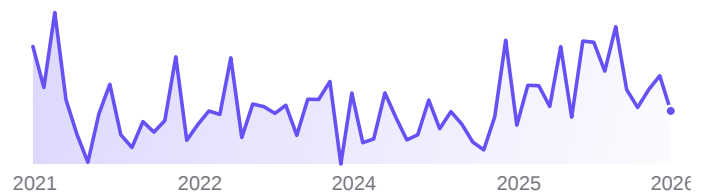
Sellers who sold at a gain

100%



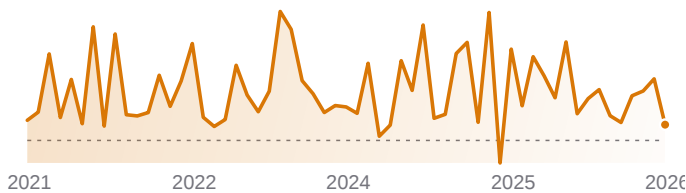
Typical hold before selling

8.7 yrs



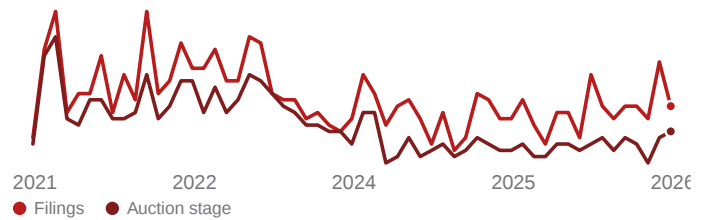
Median annualized return at resale

+1.3%



Preforeclosure filings

Filings 9 · Auction stage 5



HOUSING STOCK

Homes	3,956
Median value (AVM)	\$232K
Median size	1,270 ft²
Median bedrooms	3
Median year built	1975
Single family	79%
Condos	6.2%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	34%
Underwater (LTV 125% or more)	3.0%
Owner occupied	79%
Company owned	16%
Median loan-to-value	64%

Typical ownership tenure

12.7 yrs

COMMUNITY

Population	10,450
Density	2,183 / mi²
Median household income	\$67K
Average household income	\$84K
Crime index (US avg 100)	101
Air pollution index (US avg 100)	100
Earthquake index (US avg 100)	46
Homes occupied	93%
Bachelor's or higher	18%
Poverty rate	9.9%
Unemployment	1.2%
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.