

Robbins 60472

ZIP code · IL · Illinois > Cook County > Robbins

BUYER'S MARKET

\$58K

MEDIAN SALE PRICE

-37.7%

1-YR CHANGE

38

SALES (12 MO)

\$89K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 32 / 100



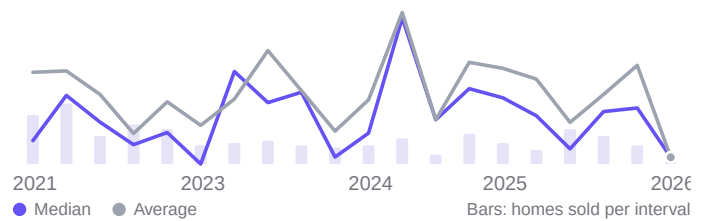
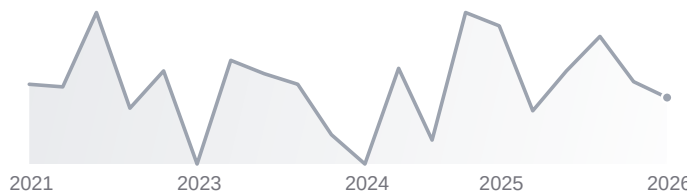
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

32 / 100

Sale prices

Median \$48K · Average \$48K

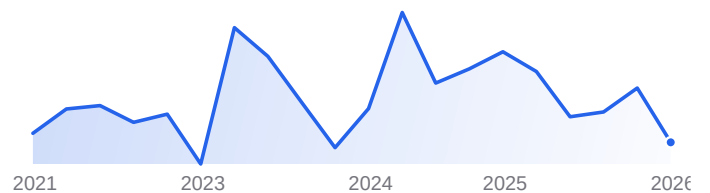
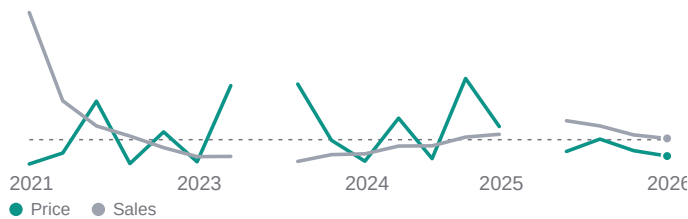


Growth (year over year)

Price -37.7% · Sales +2.7%

Price per square foot

\$48/ft²

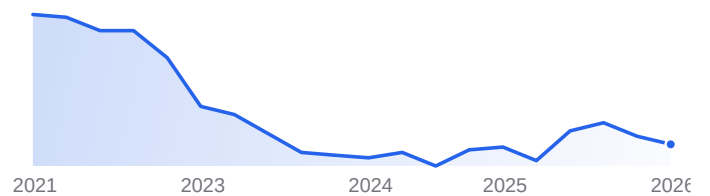


Sale premium vs estimated value

-40.3%

Annual turnover (share of homes sold)

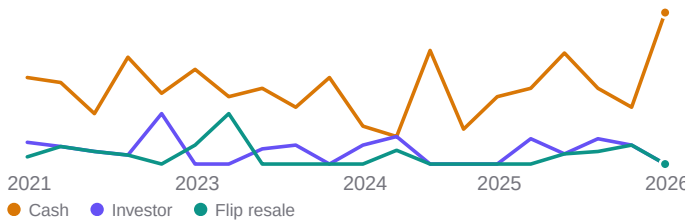
1.9%



BUYERS & OUTCOMES

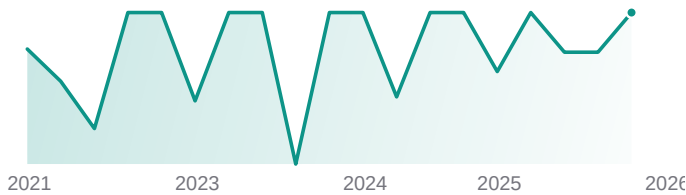
Buyer mix

Cash 100% · Investor 0% · Flip resale 0%



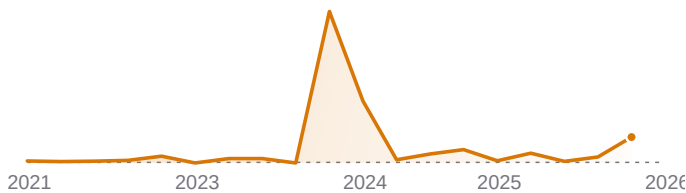
Sellers who sold at a gain

100%

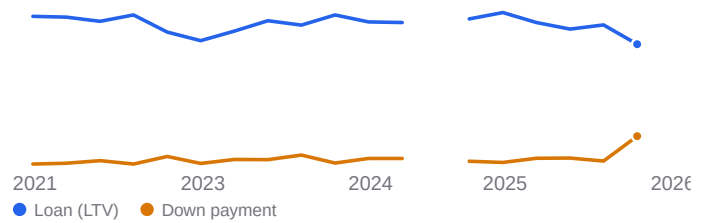


Median annualized return at resale

+56.5%

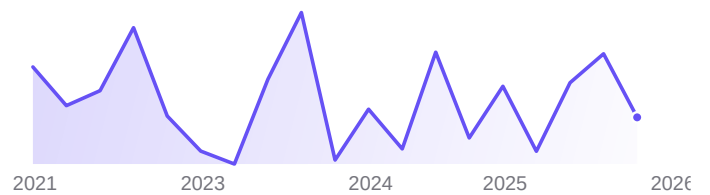


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



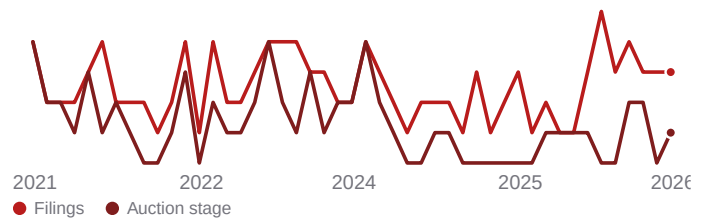
Typical hold before selling

6.9 yrs



Preforeclosure filings

Filings 3 · Auction stage 1



HOUSING STOCK

Homes	2,044
Median value (AVM)	\$89K
Median size	1,040 ft²
Median bedrooms	3
Median year built	1960
Single family	87%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	66%
Underwater (LTV 125% or more)	5.9%
Owner occupied	68%
Company owned	9.7%
Median loan-to-value	24%
Typical ownership tenure	16.8 yrs

COMMUNITY

Population	4,965
Density	2,738 / mi²
Median household income	\$51K
Average household income	\$68K
Crime index (US avg 100)	150
Air pollution index (US avg 100)	103
Earthquake index (US avg 100)	49
Homes occupied	87%
Bachelor's or higher	9%
Poverty rate	25.1%
Unemployment	1.1%
Average temp	50°F
Annual precip	38 in
Sunshine	54%

Market metrics are derived from recorded arms-length deeds through July 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.