

# South Holland 60473

ZIP code · IL · Illinois > Cook County > South Holland

BALANCED MARKET

**\$218K**

MEDIAN SALE PRICE

**-4.3%**

1-YR CHANGE

**290**

SALES (12 MO)

**\$226K**

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 45 / 100



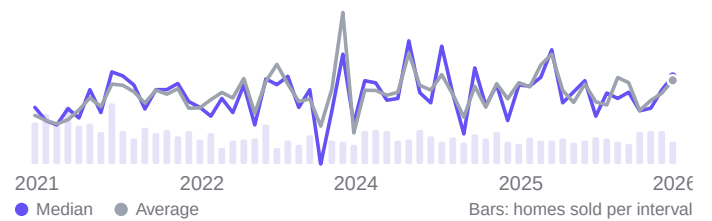
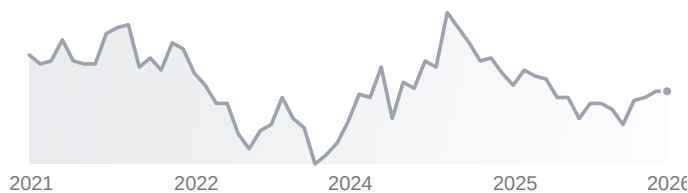
## MARKET TRENDS (5 YEARS)

Market temperature (0-100)

45 / 100

Sale prices

Median \$235K · Average \$230K

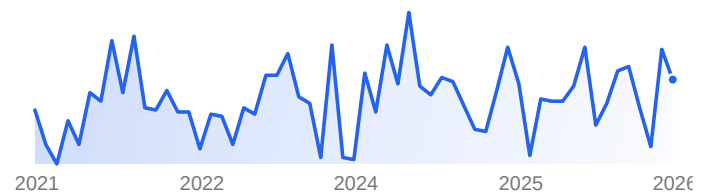
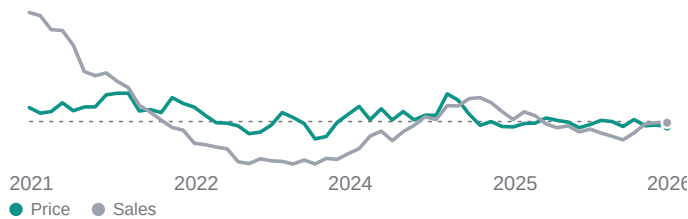


Growth (year over year)

Price -4.3% · Sales -1.0%

Price per square foot

\$165/ft²

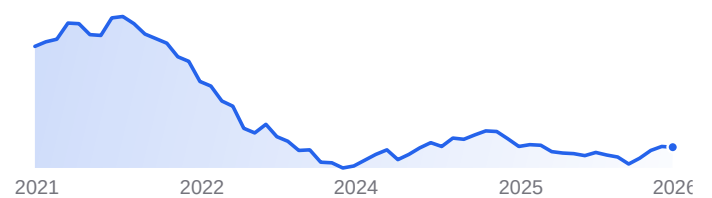
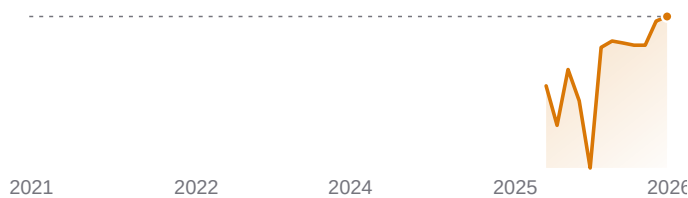


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

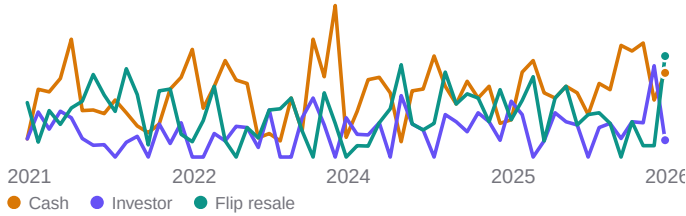
3.7%



## BUYERS & OUTCOMES

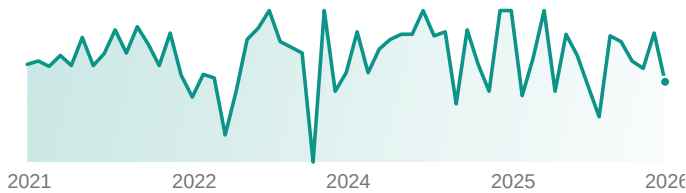
### Buyer mix

Cash 24% · Investor 4.8% · Flip resale 29%



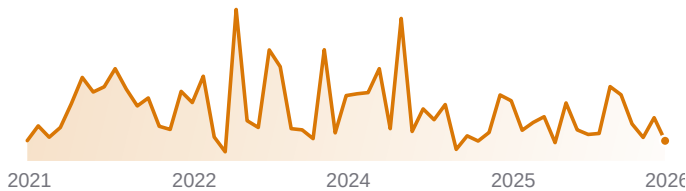
### Sellers who sold at a gain

82%

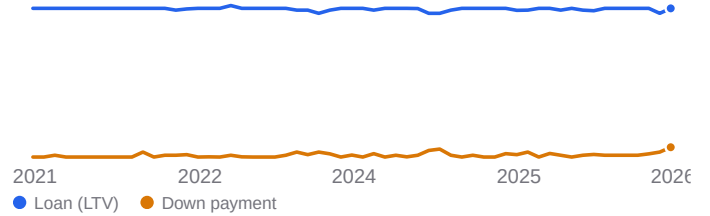


### Median annualized return at resale

+1.8%

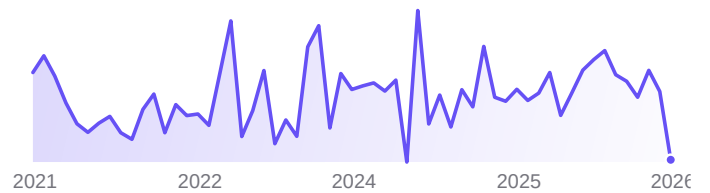


### Financing (share of purchase price) Loan (LTV) 98% · Down payment 8.2%



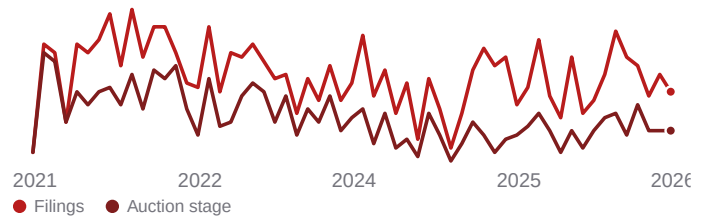
### Typical hold before selling

1.8 yrs



### Preforeclosure filings

Filings 16 · Auction stage 7



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 7,891     |
| Median value (AVM) | \$226K    |
| Median size        | 1,347 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1965      |
| Single family      | 98%       |
| Condos             | 0.8%      |

## EQUITY & OWNERSHIP

|                               |      |
|-------------------------------|------|
| Equity rich (LTV 50% or less) | 32%  |
| Underwater (LTV 125% or more) | 4.1% |
| Owner occupied                | 85%  |
| Company owned                 | 13%  |
| Median loan-to-value          | 66%  |

Typical ownership tenure

**13.3 yrs**

## COMMUNITY

|                                  |                    |
|----------------------------------|--------------------|
| Population                       | <b>24,339</b>      |
| Density                          | <b>2,727 / mi²</b> |
| Median household income          | <b>\$81K</b>       |
| Average household income         | <b>\$94K</b>       |
| Crime index (US avg 100)         | <b>62</b>          |
| Air pollution index (US avg 100) | <b>103</b>         |
| Earthquake index (US avg 100)    | <b>44</b>          |
| Homes occupied                   | <b>94%</b>         |
| Bachelor's or higher             | <b>16%</b>         |
| Poverty rate                     | <b>13.8%</b>       |
| Unemployment                     | <b>1.3%</b>        |
| Average temp                     | <b>50°F</b>        |
| Annual precip                    | <b>38 in</b>       |
| Sunshine                         | <b>54%</b>         |

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.