

Thornton 60476

ZIP code · IL · Illinois · Cook County · Thornton

BALANCED MARKET

\$163K

MEDIAN SALE PRICE

-2.5%

1-YR CHANGE

37

SALES (12 MO)

\$157K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 40 / 100



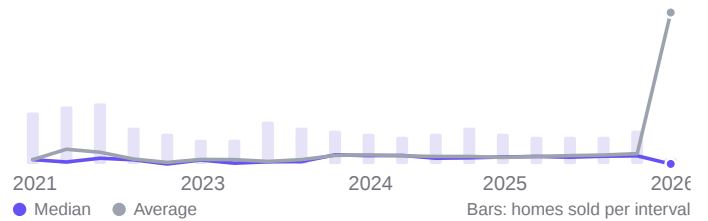
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

40 / 100

Sale prices

Median \$108K · Average \$1.6M

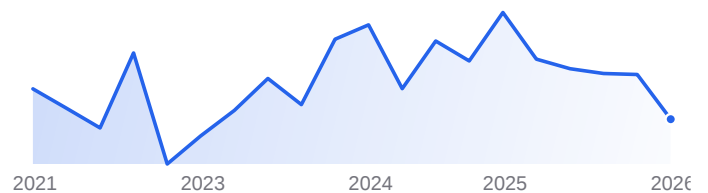
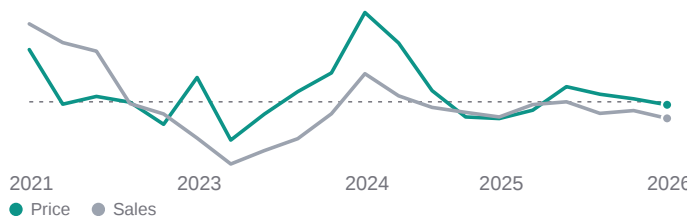


Growth (year over year)

Price -2.5% · Sales -14.0%

Price per square foot

\$116/ft²

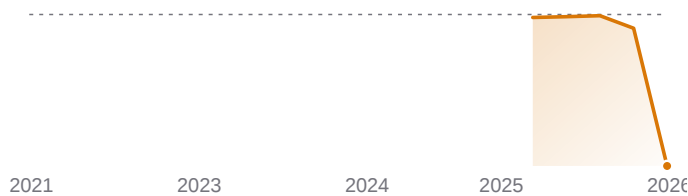


Sale premium vs estimated value

-50.9%

Annual turnover (share of homes sold)

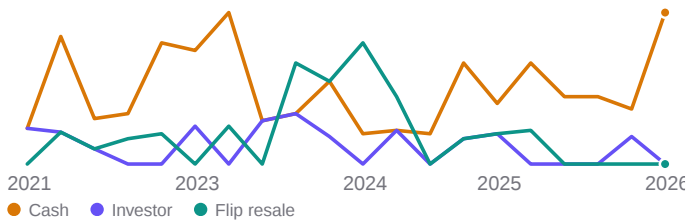
4.0%



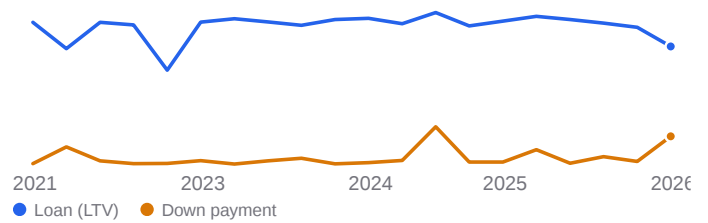
BUYERS & OUTCOMES

Buyer mix

Cash 50% · Investor 0% · Flip resale 0%

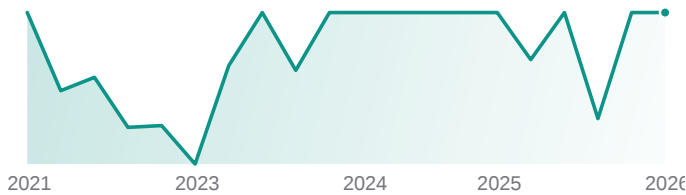


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



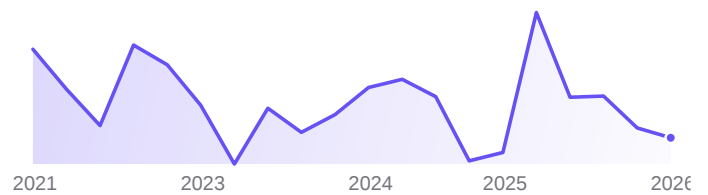
Sellers who sold at a gain

100%



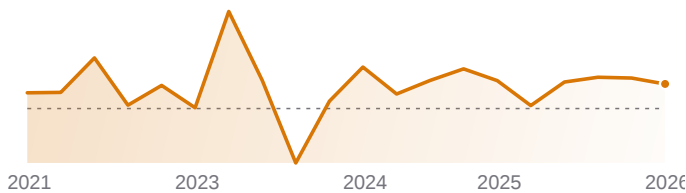
Typical hold before selling

4.4 yrs



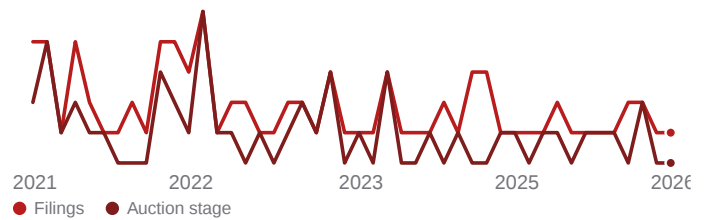
Median annualized return at resale

+5.0%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	930
Median value (AVM)	\$157K
Median size	1,078 ft²
Median bedrooms	3
Median year built	1957
Single family	97%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	34%
Underwater (LTV 125% or more)	3.6%
Owner occupied	88%
Company owned	12%
Median loan-to-value	67%
Typical ownership tenure	9.5 yrs

COMMUNITY

Population	2,865
Density	846 / mi²
Median household income	\$67K
Average household income	\$79K
Crime index (US avg 100)	103
Air pollution index (US avg 100)	110
Earthquake index (US avg 100)	46
Homes occupied	95%
Bachelor's or higher	23%
Poverty rate	9.3%
Unemployment	1.4%
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.