

# Willow Springs 60480

ZIP code · IL · Illinois > Cook County > Willow Springs

BALANCED MARKET

**\$347K**

MEDIAN SALE PRICE

**+12.5%**

1-YR CHANGE

**89**

SALES (12 MO)

**\$389K**

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 58 / 100

Buyer's market

Balanced

Seller's market

## MARKET TRENDS (5 YEARS)

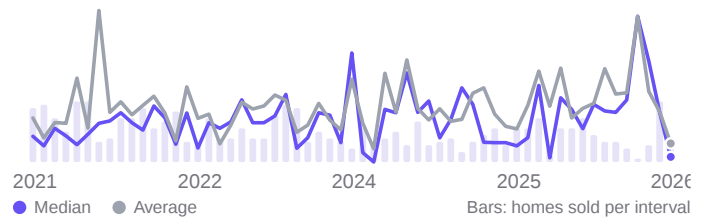
Market temperature (0–100)

58 / 100



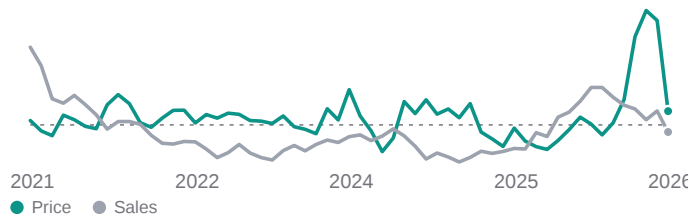
Sale prices

Median \$207K · Average \$247K



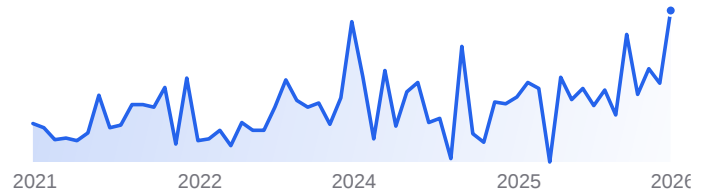
Growth (year over year)

Price +12.5% · Sales -6.3%



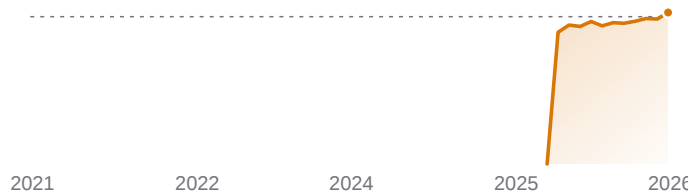
Price per square foot

\$322/ft²



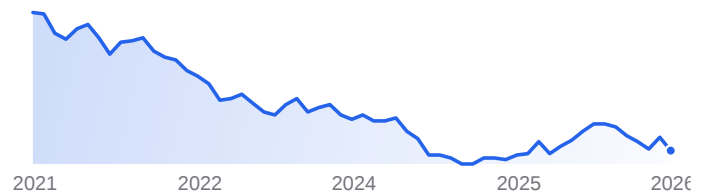
Sale premium vs estimated value

+1.5%



Annual turnover (share of homes sold)

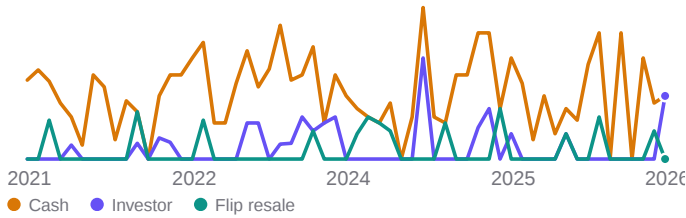
3.6%



## BUYERS & OUTCOMES

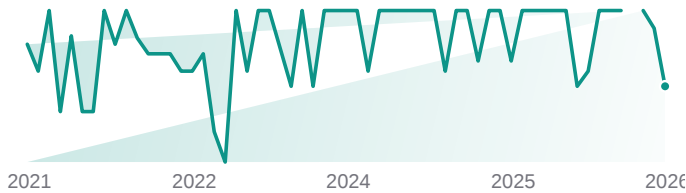
### Buyer mix

Cash 25% · Investor 25% · Flip resale 0%



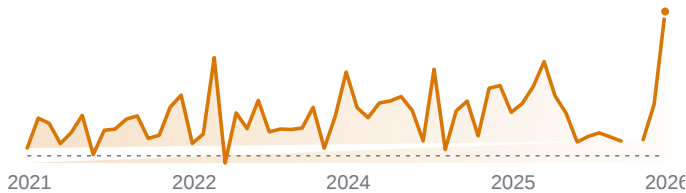
### Sellers who sold at a gain

75%

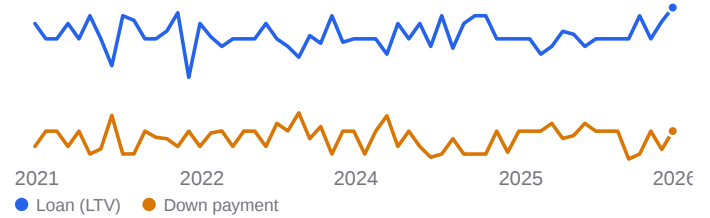


### Median annualized return at resale

+16.9%

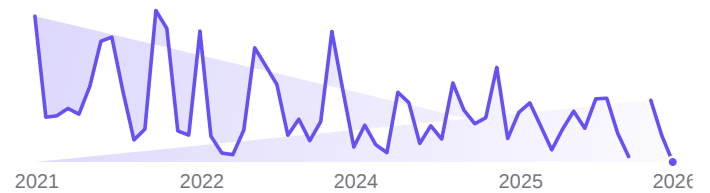


### Financing (share of purchase price) Loan (LTV) 100% · Down payment 20%



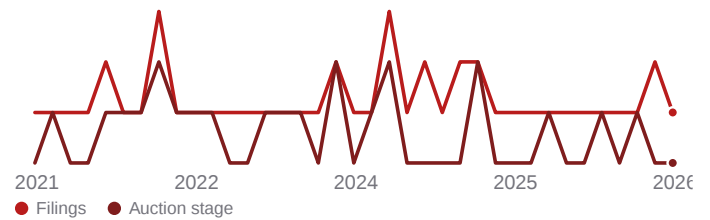
### Typical hold before selling

1.3 yrs



### Preforeclosure filings

Filings 1 · Auction stage 0



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 2,464     |
| Median value (AVM) | \$389K    |
| Median size        | 1,652 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1978      |
| Single family      | 64%       |
| Condos             | 23%       |

## EQUITY & OWNERSHIP

|                               |      |
|-------------------------------|------|
| Equity rich (LTV 50% or less) | 54%  |
| Underwater (LTV 125% or more) | 0.9% |
| Owner occupied                | 83%  |
| Company owned                 | 20%  |
| Median loan-to-value          | 48%  |

Typical ownership tenure

**10.1 yrs**

## COMMUNITY

|                                  |                             |
|----------------------------------|-----------------------------|
| Population                       | <b>5,142</b>                |
| Density                          | <b>509 / mi<sup>2</sup></b> |
| Median household income          | <b>\$96K</b>                |
| Average household income         | <b>\$126K</b>               |
| Crime index (US avg 100)         | <b>69</b>                   |
| Air pollution index (US avg 100) | <b>115</b>                  |
| Earthquake index (US avg 100)    | <b>51</b>                   |
| Homes occupied                   | <b>95%</b>                  |
| Bachelor's or higher             | <b>21%</b>                  |
| Poverty rate                     | <b>9.9%</b>                 |
| Unemployment                     | <b>1.8%</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.