

University Park 60484

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

BUYER'S MARKET

\$157K

MEDIAN SALE PRICE

-26.5%

1-YR CHANGE

79

SALES (12 MO)

\$193K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 29 / 100



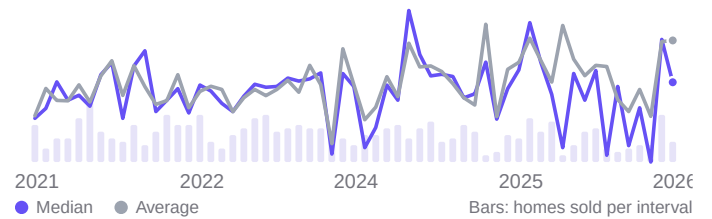
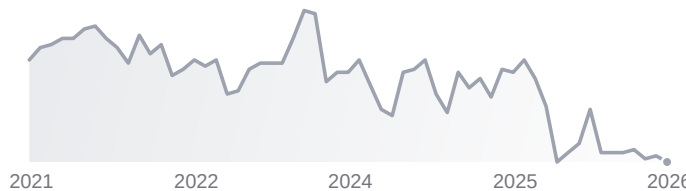
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

29 / 100

Sale prices

Median \$174K · Average \$229K

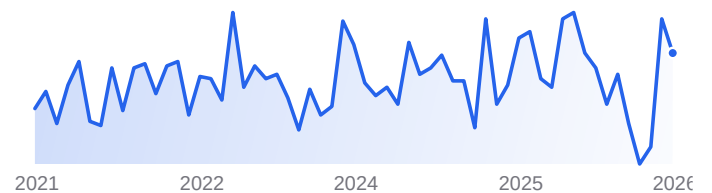
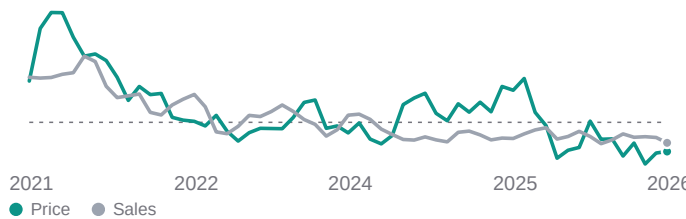


Growth (year over year)

Price -26.5% · Sales -18.6%

Price per square foot

\$111/ft²

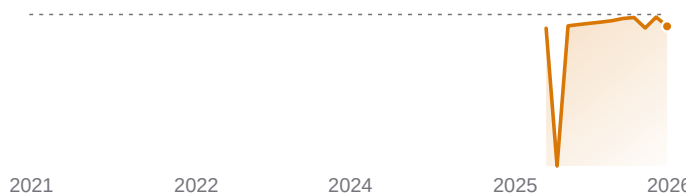


Sale premium vs estimated value

-4.8%

Annual turnover (share of homes sold)

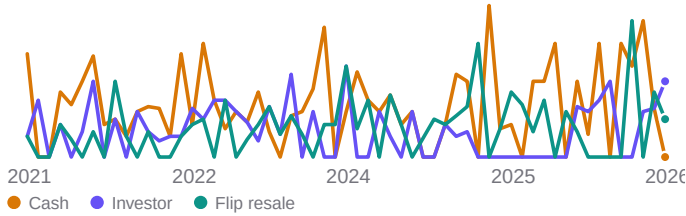
4.3%



BUYERS & OUTCOMES

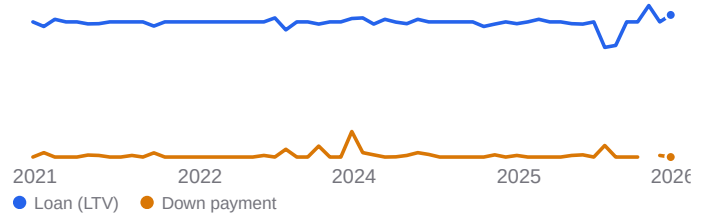
Buyer mix

Cash 0% · Investor 33% · Flip resale 17%



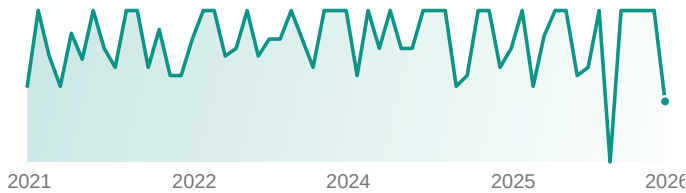
Financing (share of purchase price)

Loan (LTV) 103% · Down payment 1.8%



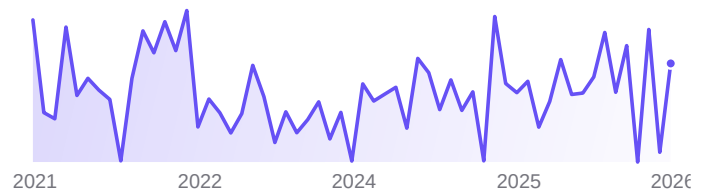
Sellers who sold at a gain

60%



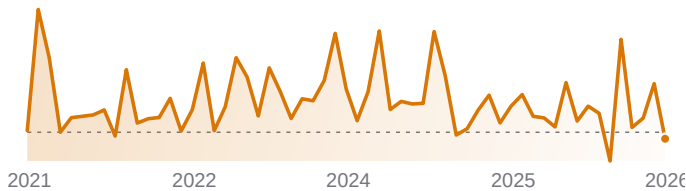
Typical hold before selling

10.9 yrs



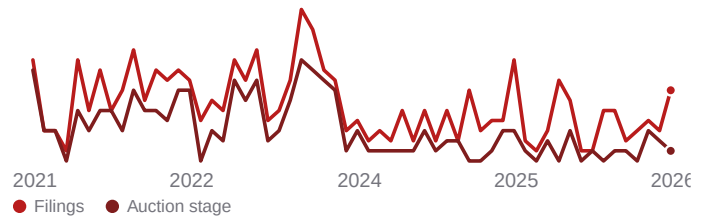
Median annualized return at resale

-1.1%



Preforeclosure filings

Filings 7 · Auction stage 1



HOUSING STOCK

Homes	1,836
Median value (AVM)	\$193K
Median size	1,632 ft²
Median bedrooms	3
Median year built	1975
Single family	90%
Condos	10%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	37%
Underwater (LTV 125% or more)	3.6%
Owner occupied	73%
Company owned	16%
Median loan-to-value	64%

Typical ownership tenure

12.5 yrs

COMMUNITY

Population	6,025
Density	1,741 / mi²
Median household income	\$75K
Average household income	\$81K
Crime index (US avg 100)	148
Air pollution index (US avg 100)	103
Earthquake index (US avg 100)	42
Homes occupied	90%
Bachelor's or higher	23%
Poverty rate	10.6%
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.