

Tinley Park 60487

ZIP code · IL · Illinois > Cook County > Tinley Park

SELLER'S MARKET

\$363K

MEDIAN SALE PRICE

-4.0%

1-YR CHANGE

319

SALES (12 MO)

\$392K

MEDIAN VALUE (AVM)

Market temperature

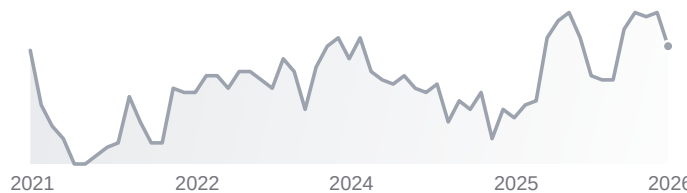
Seller's market · 60 / 100



MARKET TRENDS (5 YEARS)

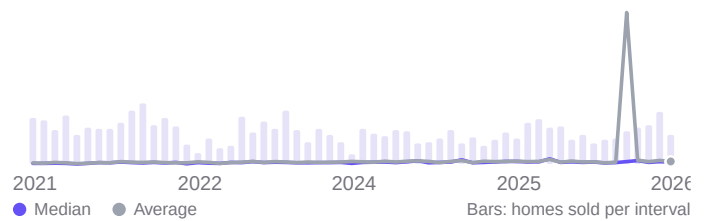
Market temperature (0–100)

60 / 100



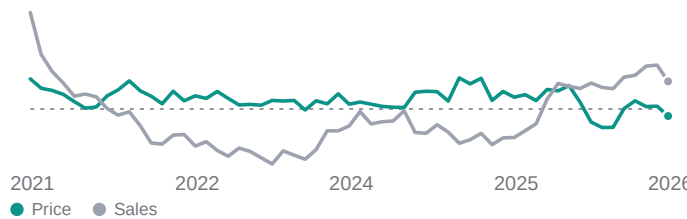
Sale prices

Median \$358K · Average \$393K



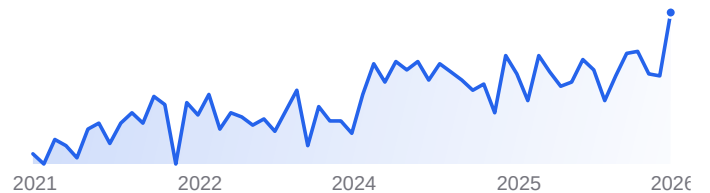
Growth (year over year)

Price -4.0% · Sales +15.6%



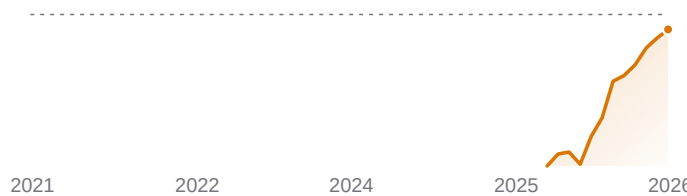
Price per square foot

\$226/ft²



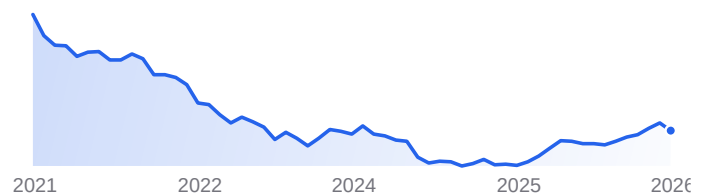
Sale premium vs estimated value

-0.2%



Annual turnover (share of homes sold)

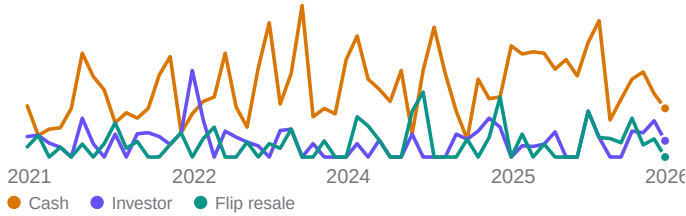
3.6%



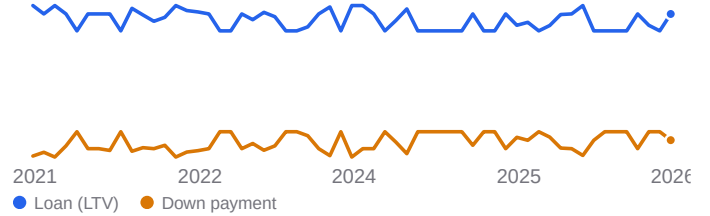
BUYERS & OUTCOMES

Buyer mix

Cash 13% · Investor 4.2% · Flip resale 0%

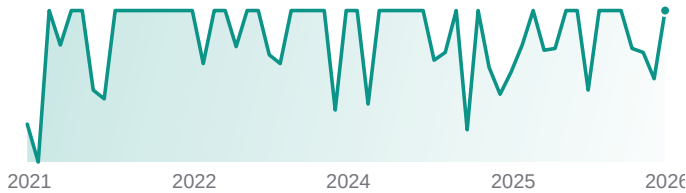


Financing (share of purchase price) Loan (LTV) 90% · Down payment 15%



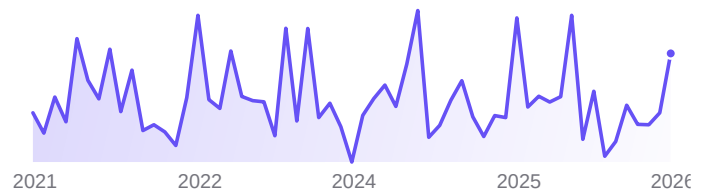
Sellers who sold at a gain

100%



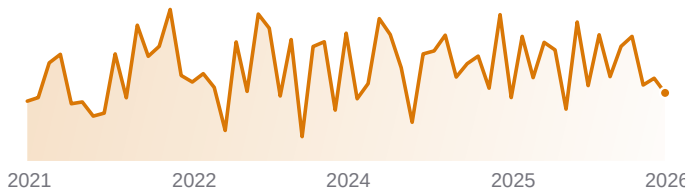
Typical hold before selling

14.3 yrs



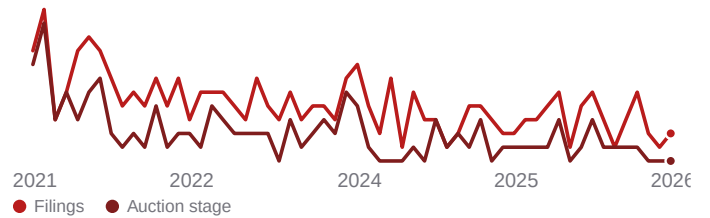
Median annualized return at resale

+2.8%



Preforeclosure filings

Filings 2 · Auction stage 0



HOUSING STOCK

Homes	8,928
Median value (AVM)	\$392K
Median size	1,936 ft²
Median bedrooms	3
Median year built	1994
Single family	74%
Condos	11%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	43%
Underwater (LTV 125% or more)	1.7%
Owner occupied	92%
Company owned	20%
Median loan-to-value	55%

Typical ownership tenure

12.8 yrs

COMMUNITY

Population	26,308
Density	3,042 / mi²
Median household income	\$127K
Average household income	\$140K
Crime index (US avg 100)	35
Air pollution index (US avg 100)	102
Earthquake index (US avg 100)	50
Homes occupied	98%
Bachelor's or higher	29%
Poverty rate	4.6%
Unemployment	1.9%
Average temp	49°F
Annual precip	38 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.