

Homer Glen 60491

ZIP code · IL · Illinois · Will County · Homer Glen

BUYER'S MARKET

\$485K

MEDIAN SALE PRICE

-4.6%

1-YR CHANGE

224

SALES (12 MO)

\$527K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 35 / 100



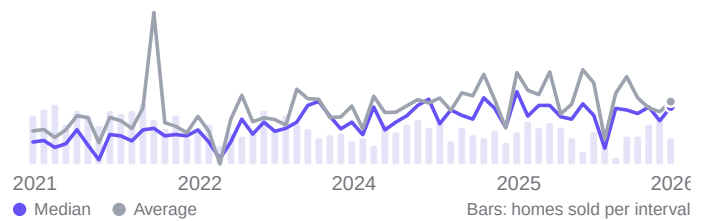
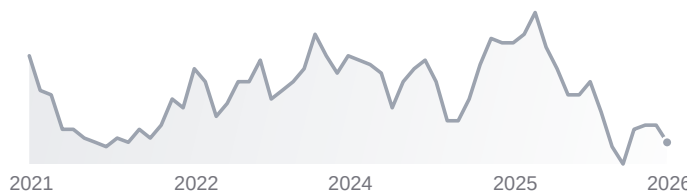
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

35 / 100

Sale prices

Median \$500K · Average \$517K

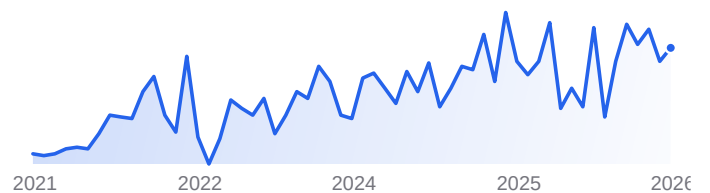
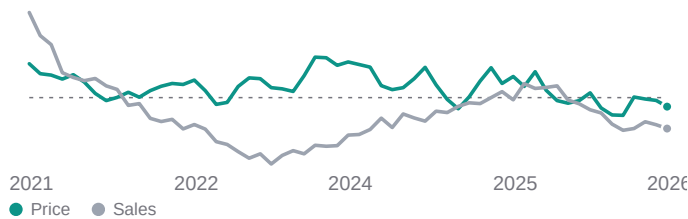


Growth (year over year)

Price -4.6% · Sales -15.8%

Price per square foot

\$225/ft²

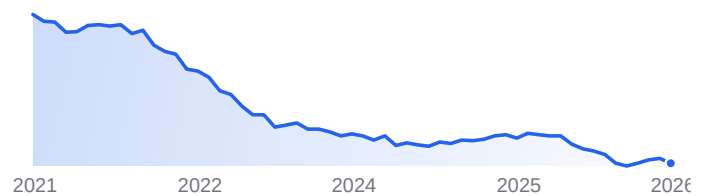
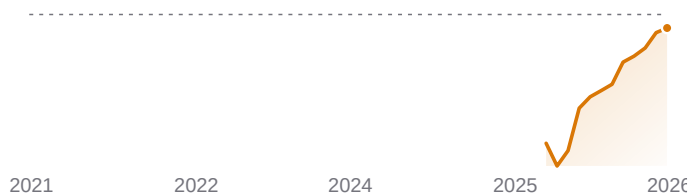


Sale premium vs estimated value

-0.3%

Annual turnover (share of homes sold)

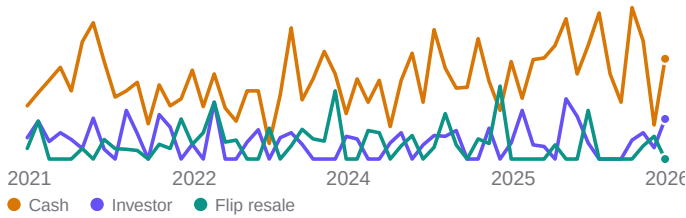
2.8%



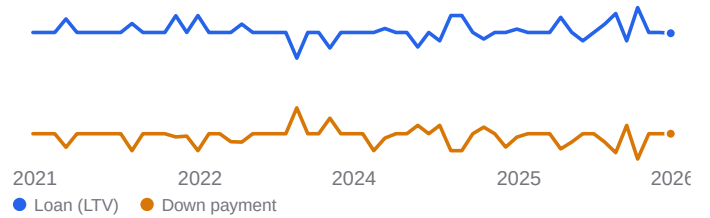
BUYERS & OUTCOMES

Buyer mix

Cash 29% · Investor 12% · Flip resale 0%

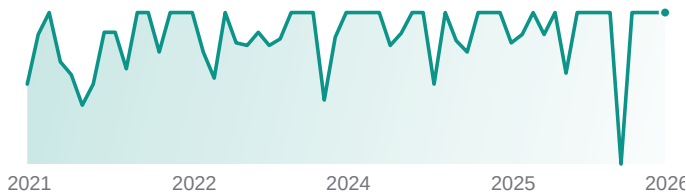


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



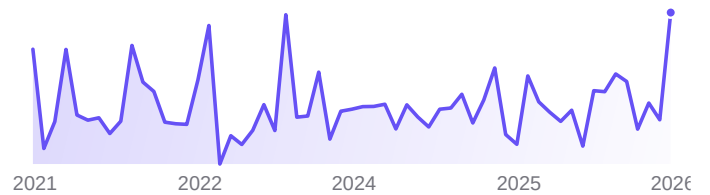
Sellers who sold at a gain

100%



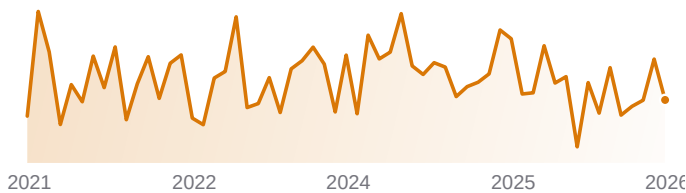
Typical hold before selling

18.8 yrs



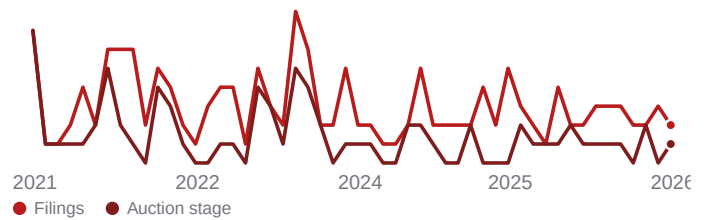
Median annualized return at resale

+3.4%



Preforeclosure filings

Filings 2 · Auction stage 1



HOUSING STOCK

Homes	7,936
Median value (AVM)	\$527K
Median size	2,458 ft²
Median bedrooms	4
Median year built	1988
Single family	96%
Condos	2.5%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	48%
Underwater (LTV 125% or more)	1.7%
Owner occupied	88%
Company owned	29%
Median loan-to-value	52%

Typical ownership tenure

17.2 yrs

COMMUNITY

Population	25,466
Density	1,026 / mi²
Median household income	\$134K
Average household income	\$143K
Crime index (US avg 100)	45
Air pollution index (US avg 100)	103
Earthquake index (US avg 100)	53
Homes occupied	97%
Bachelor's or higher	27%
Poverty rate	3.1%
Unemployment	1.6%
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.