

Summit Argo 60501

ZIP code · IL · Illinois > Cook County

SELLER'S MARKET

\$316K

MEDIAN SALE PRICE

+1.5%

1-YR CHANGE

86

SALES (12 MO)

\$261K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 68 / 100

Buyer's market

Balanced

Seller's market

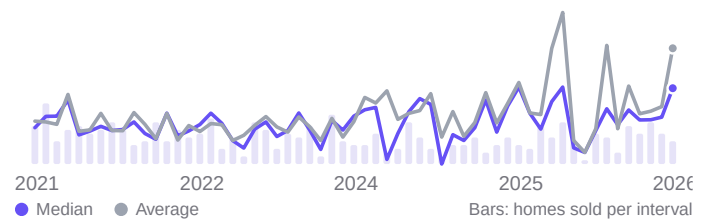
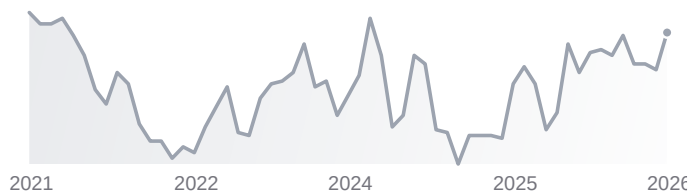
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

68 / 100

Sale prices

Median \$386K · Average \$524K

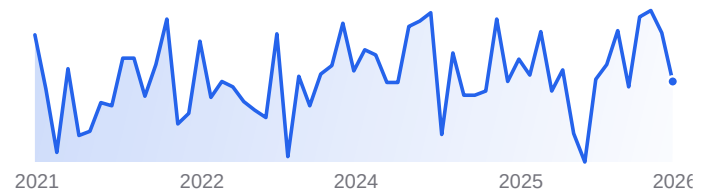
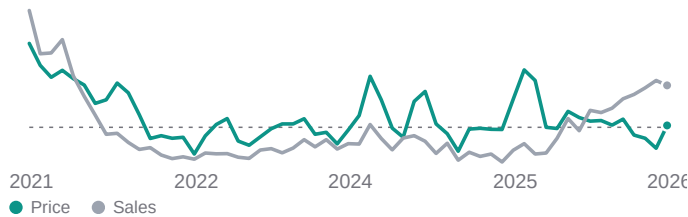


Growth (year over year)

Price +1.5% · Sales +34.4%

Price per square foot

\$168/ft²

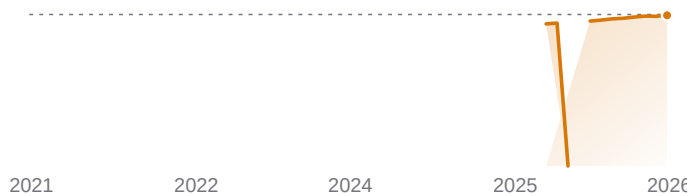


Sale premium vs estimated value

-0.3%

Annual turnover (share of homes sold)

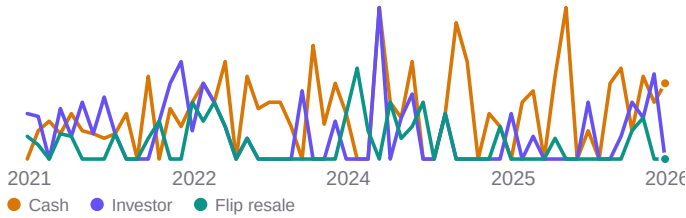
3.4%



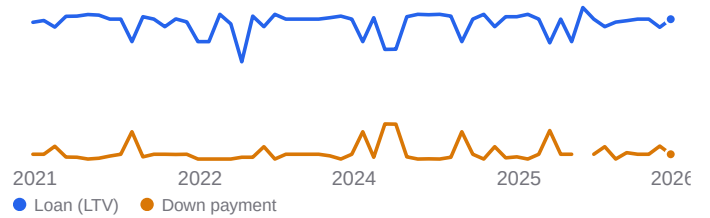
BUYERS & OUTCOMES

Buyer mix

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

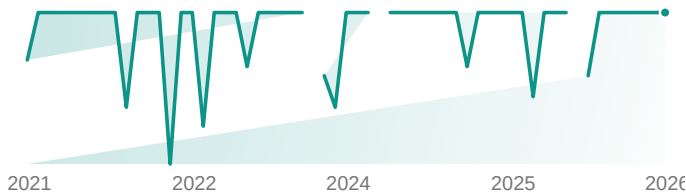


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



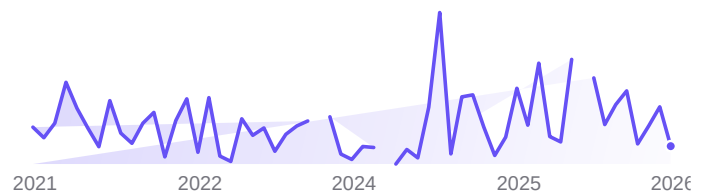
Sellers who sold at a gain

100%



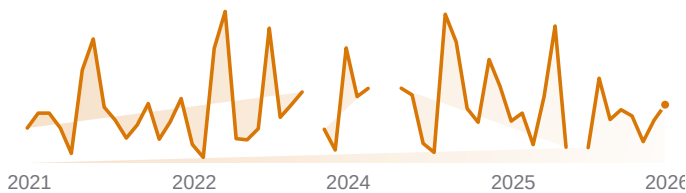
Typical hold before selling

3.6 yrs



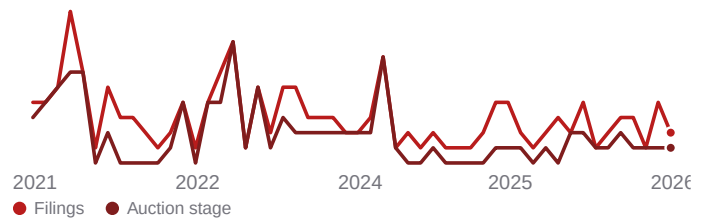
Median annualized return at resale

+8.4%



Preforeclosure filings

Filings 2 · Auction stage 1



HOUSING STOCK

Homes	2,559
Median value (AVM)	\$261K
Median size	1,317 ft²
Median bedrooms	3
Median year built	1952
Single family	70%
Condos	1.4%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	49%
Underwater (LTV 125% or more)	2.8%
Owner occupied	84%
Company owned	12%
Median loan-to-value	51%

Typical ownership tenure

13.1 yrs

COMMUNITY

Population	11,816
Density	2,907 / mi²
Median household income	\$57K
Average household income	\$87K
Crime index (US avg 100)	92
Air pollution index (US avg 100)	117
Earthquake index (US avg 100)	46
Homes occupied	92%
Bachelor's or higher	10%
Poverty rate	12.2%
Unemployment	1.7%
Average temp	50°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.