

Brookfield 60513

ZIP code · IL · Illinois · Cook County · Brookfield

SELLER'S MARKET

\$377K

MEDIAN SALE PRICE

+4.0%

1-YR CHANGE

267

SALES (12 MO)

\$363K

MEDIAN VALUE (AVM)

Market temperature

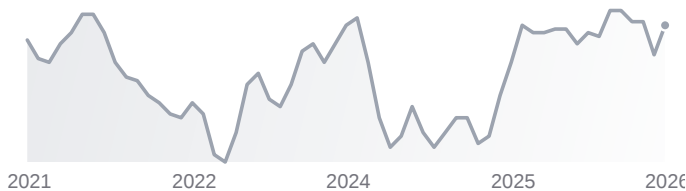
Seller's market · 66 / 100



MARKET TRENDS (5 YEARS)

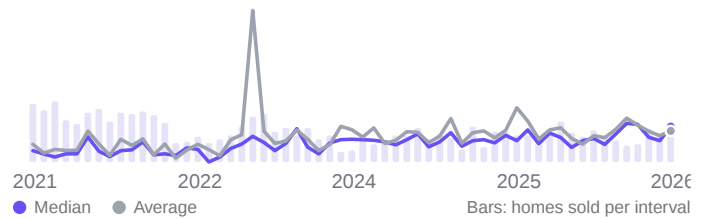
Market temperature (0–100)

66 / 100



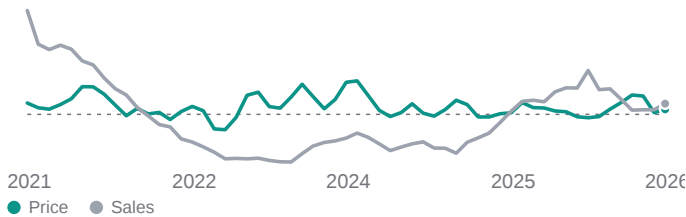
Sale prices

Median \$415K · Average \$395K



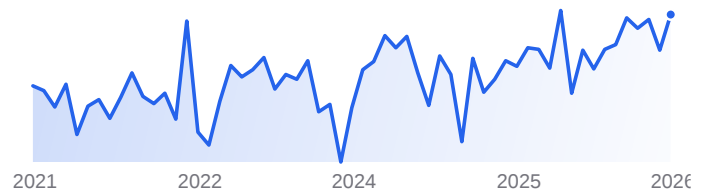
Growth (year over year)

Price +4.0% · Sales +8.5%



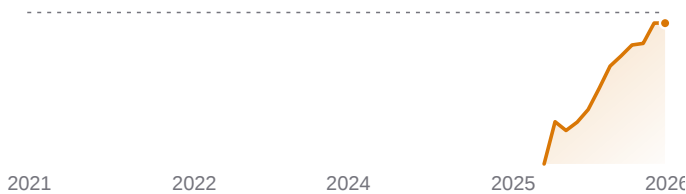
Price per square foot

\$333/ft²



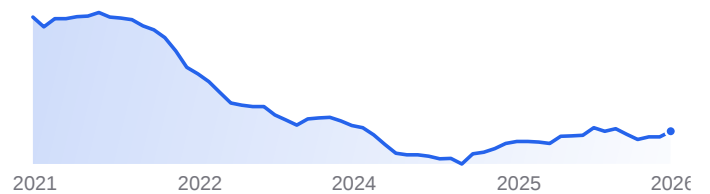
Sale premium vs estimated value

-0.4%



Annual turnover (share of homes sold)

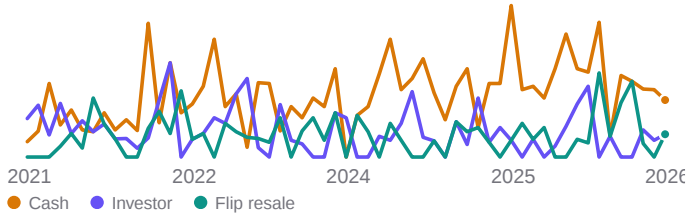
3.7%



BUYERS & OUTCOMES

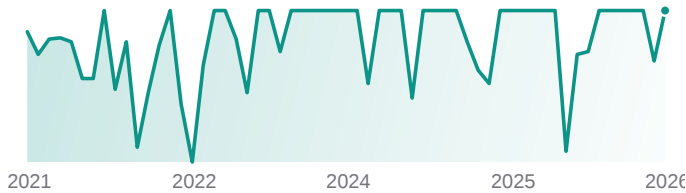
Buyer mix

Cash 16% · Investor 6.5% · Flip resale 6.5%



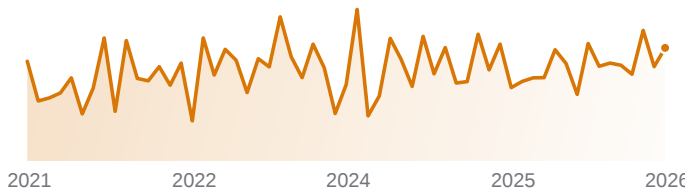
Sellers who sold at a gain

100%

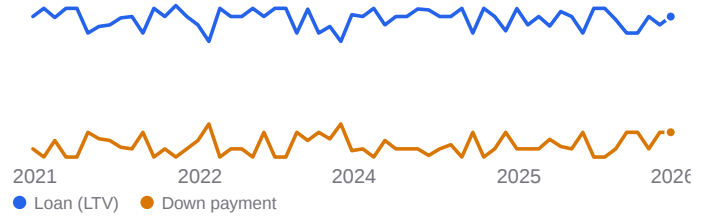


Median annualized return at resale

+6.2%

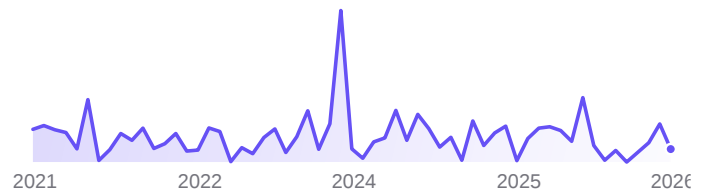


Financing (share of purchase price) Loan (LTV) 90% · Down payment 20%



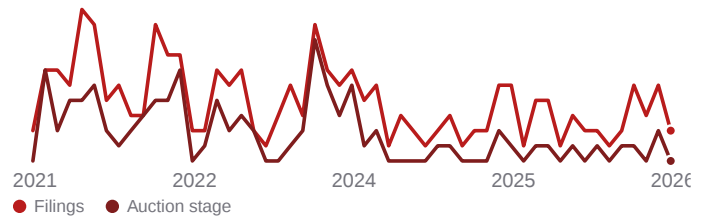
Typical hold before selling

4.7 yrs



Preforeclosure filings

Filings 2 · Auction stage 0



HOUSING STOCK

Homes	7,209
Median value (AVM)	\$363K
Median size	1,264 ft²
Median bedrooms	3
Median year built	1949
Single family	84%
Condos	2.5%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	48%
Underwater (LTV 125% or more)	1.4%
Owner occupied	90%
Company owned	15%
Median loan-to-value	51%

Typical ownership tenure

10.4 yrs

COMMUNITY

Population	19,309
Density	6,230 / mi²
Median household income	\$96K
Average household income	\$126K
Crime index (US avg 100)	57
Air pollution index (US avg 100)	124
Earthquake index (US avg 100)	46
Homes occupied	95%
Bachelor's or higher	28%
Poverty rate	4.5%
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.