

Hinckley 60520

ZIP code · IL · Illinois · DeKalb County > Hinckley

BALANCED MARKET

\$359K

MEDIAN SALE PRICE

+38.2%

1-YR CHANGE

38

SALES (12 MO)

\$355K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 55 / 100



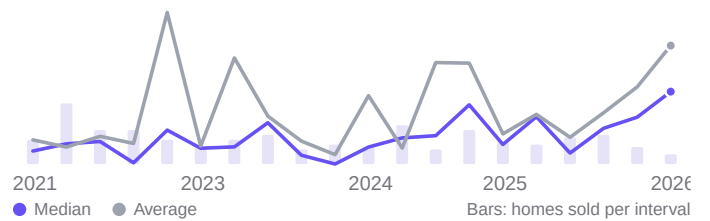
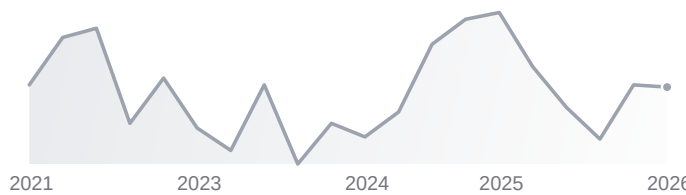
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

55 / 100

Sale prices

Median \$393K · Average \$514K

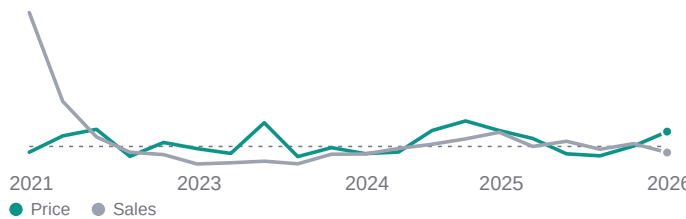


Growth (year over year)

Price +38.2% · Sales -15.6%

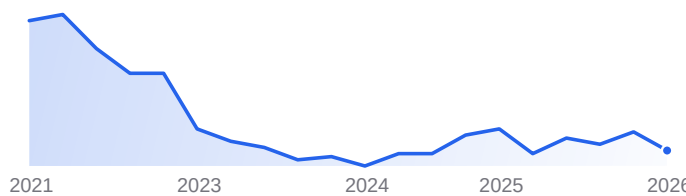
Sale premium vs estimated value

-0.6%



Annual turnover (share of homes sold)

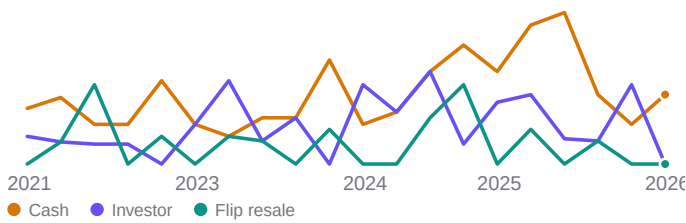
3.7%



BUYERS & OUTCOMES

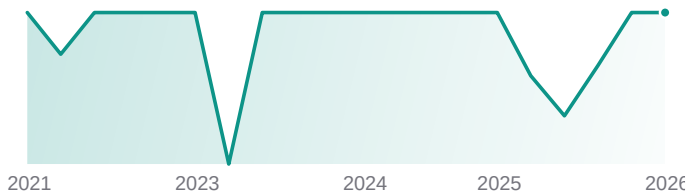
Buyer mix

Cash 25% · Investor 0% · Flip resale 0%



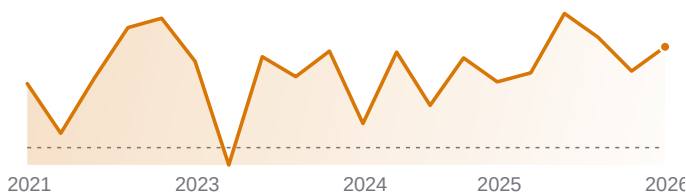
Sellers who sold at a gain

100%

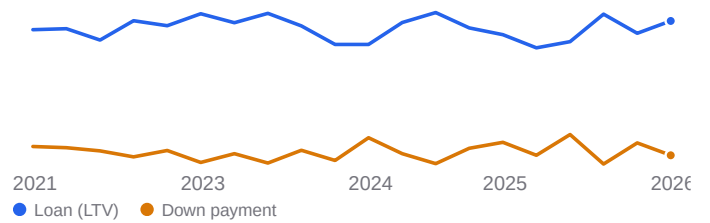


Median annualized return at resale

+7.2%

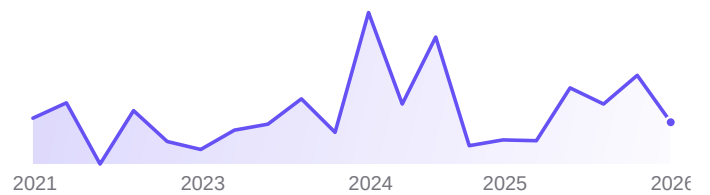


Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



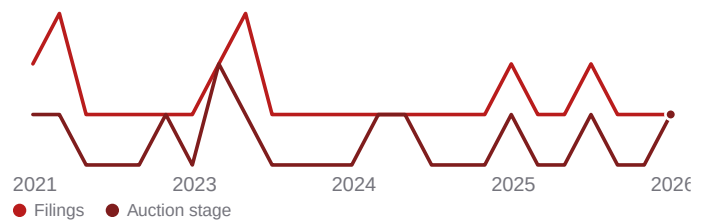
Typical hold before selling

4.9 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,014
Median value (AVM)	\$355K
Median size	2,200 ft²
Median bedrooms	4
Median year built	1947
Single family	89%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	52%
Underwater (LTV 125% or more)	1.9%
Owner occupied	85%
Company owned	14%
Median loan-to-value	49%
Typical ownership tenure	11.3 yrs

COMMUNITY

Population	2,725
Density	63 / mi²
Median household income	\$92K
Average household income	\$103K
Crime index (US avg 100)	104
Air pollution index (US avg 100)	83
Earthquake index (US avg 100)	50
Homes occupied	94%
Bachelor's or higher	22%
Poverty rate	9.1%
Unemployment	1.7%
Average temp	49°F
Annual precip	37 in
Sunshine	52%

Market metrics are derived from recorded arms-length deeds through July 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.