

La Grange Park 60526

ZIP code · IL · Illinois · Cook County · La Grange Park

BUYER'S MARKET

\$407K

MEDIAN SALE PRICE

-19.4%

1-YR CHANGE

140

SALES (12 MO)

\$485K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 32 / 100



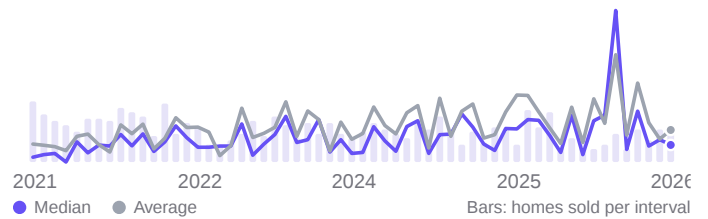
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

32 / 100

Sale prices

Median \$401K · Average \$471K

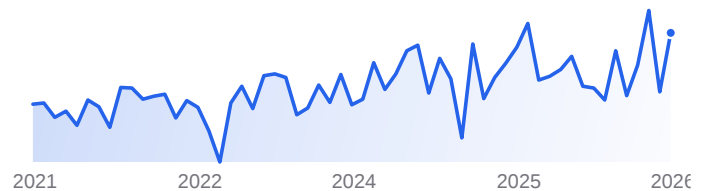
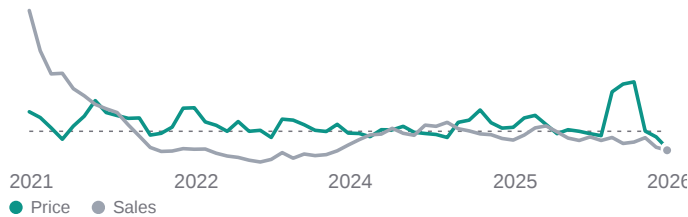


Growth (year over year)

Price -19.4% · Sales -21.8%

Price per square foot

\$379/ft²



Sale premium vs estimated value

-0.2%

Annual turnover (share of homes sold)

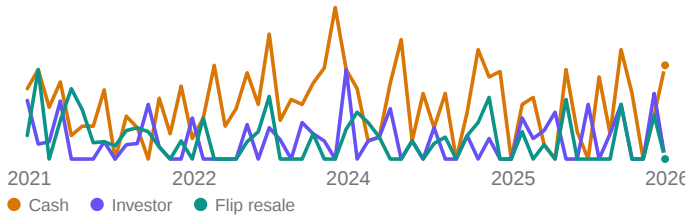
3.3%



BUYERS & OUTCOMES

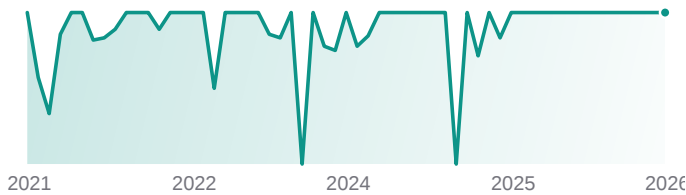
Buyer mix

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



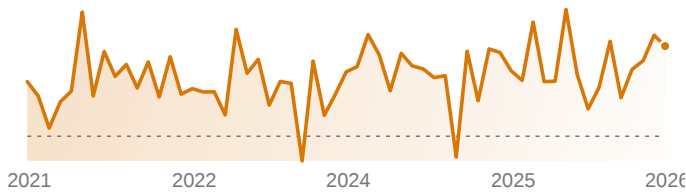
Sellers who sold at a gain

100%

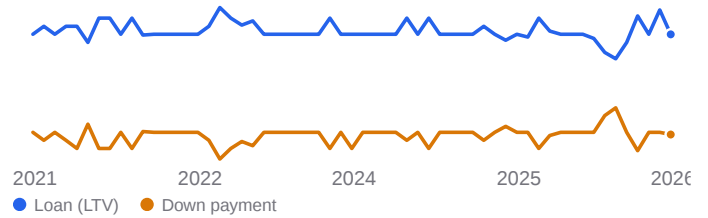


Median annualized return at resale

+6.0%

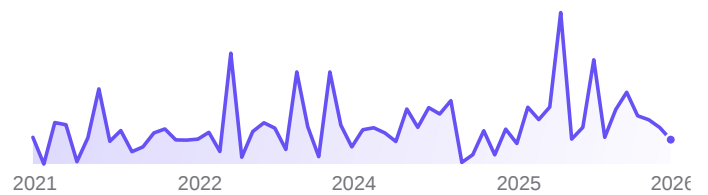


Financing (share of purchase price) Loan (LTV) 80% · Down payment 19%



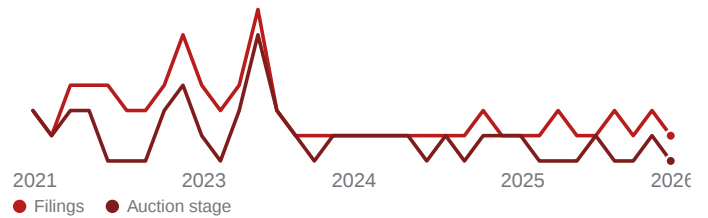
Typical hold before selling

5.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	4,225
Median value (AVM)	\$485K
Median size	1,502 ft²
Median bedrooms	3
Median year built	1953
Single family	90%
Condos	4.5%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	46%
Underwater (LTV 125% or more)	2.2%
Owner occupied	91%
Company owned	19%
Median loan-to-value	53%

Typical ownership tenure

11.0 yrs

COMMUNITY

Population	13,593
Density	4,753 / mi²
Median household income	\$120K
Average household income	\$144K
Crime index (US avg 100)	53
Air pollution index (US avg 100)	126
Earthquake index (US avg 100)	49
Homes occupied	94%
Bachelor's or higher	36%
Poverty rate	4.2%
Unemployment	1.6%
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.