

Waterman 60556

ZIP code · IL · Illinois · DeKalb County · Waterman

BUYER'S MARKET

\$188K

MEDIAN SALE PRICE

-28.3%

1-YR CHANGE

24

SALES (12 MO)

\$266K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 20 / 100



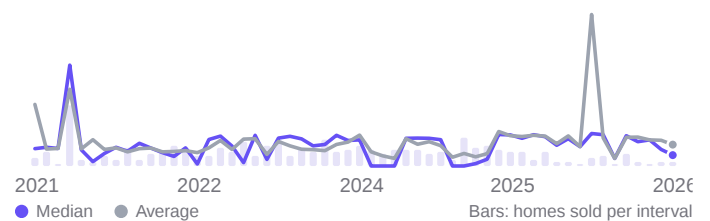
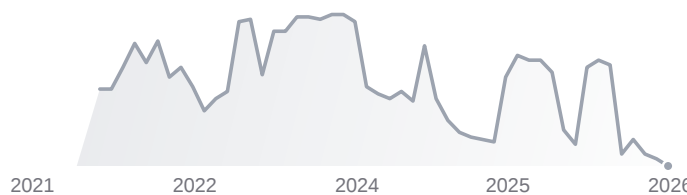
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

20 / 100

Sale prices

Median \$123K · Average \$222K

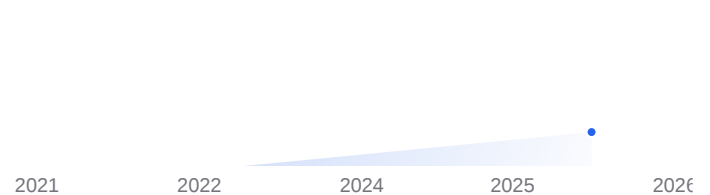
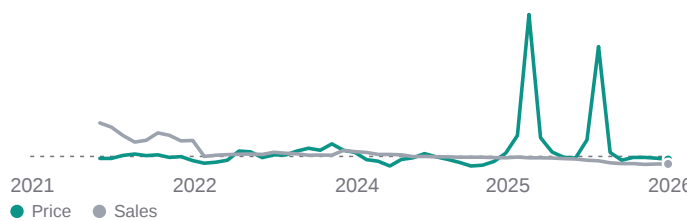


Growth (year over year)

Price -28.3% · Sales -69.6%

Price per square foot

\$121/ft²

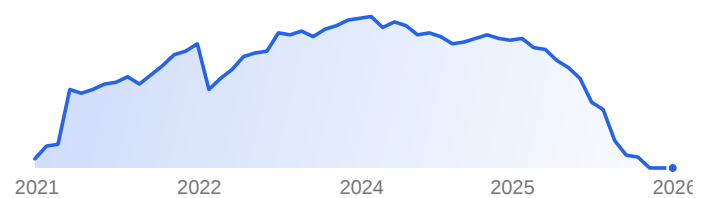
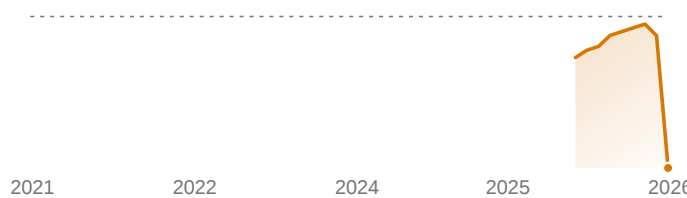


Sale premium vs estimated value

-29.6%

Annual turnover (share of homes sold)

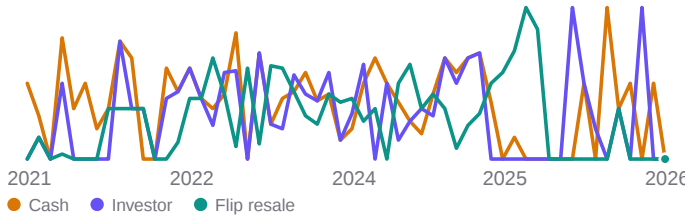
2.9%



BUYERS & OUTCOMES

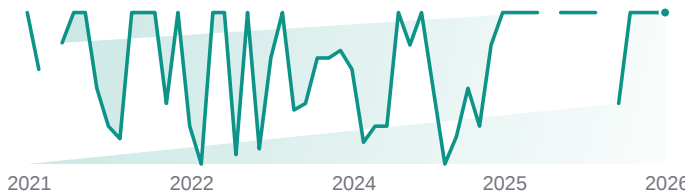
Buyer mix

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



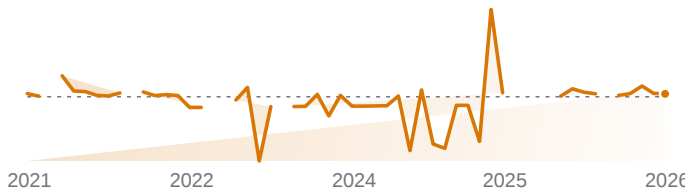
Sellers who sold at a gain

100%

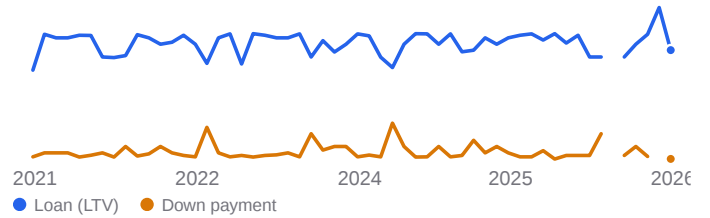


Median annualized return at resale

+4.2%

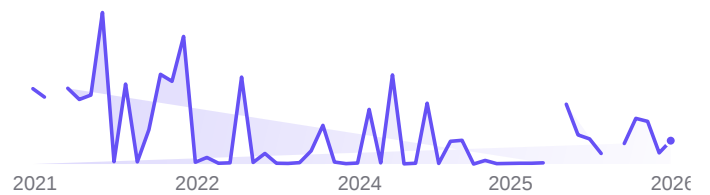


Financing (share of purchase price) Loan (LTV) 85% · Down payment 0.3%



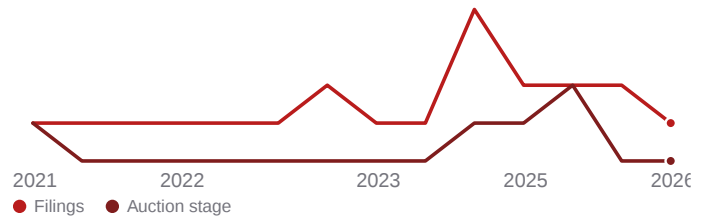
Typical hold before selling

2.8 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	825
Median value (AVM)	\$266K
Median size	2,320 ft²
Median bedrooms	3
Median year built	2006
Single family	85%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	42%
Underwater (LTV 125% or more)	3.2%
Owner occupied	82%
Company owned	13%
Median loan-to-value	58%
Typical ownership tenure	9.3 yrs

COMMUNITY

Population	1,213
Density	23 / mi²
Median household income	\$90K
Average household income	\$98K
Crime index (US avg 100)	159
Air pollution index (US avg 100)	87
Earthquake index (US avg 100)	50
Homes occupied	93%
Bachelor's or higher	15%
Poverty rate	8.1%
Unemployment	1.7%
Average temp	48°F
Annual precip	37 in
Sunshine	52%

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.