

Western Springs 60558

ZIP code · IL · Illinois · Cook County · Western Springs

SELLER'S MARKET

\$878K

MEDIAN SALE PRICE

+9.2%

1-YR CHANGE

215

SALES (12 MO)

\$848K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 75 / 100

Buyer's market

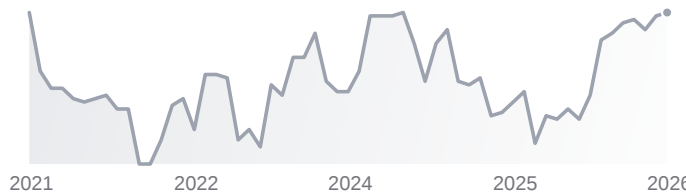
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

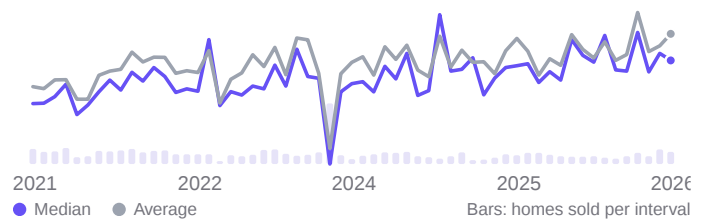
Market temperature (0–100)

75 / 100



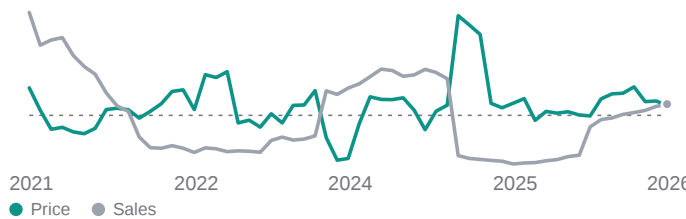
Sale prices

Median \$890K · Average \$1.1M



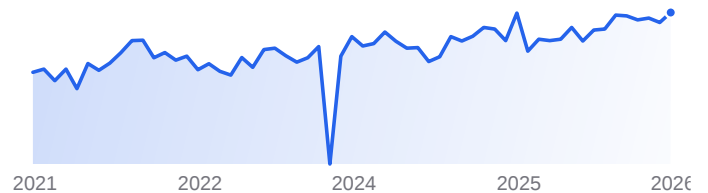
Growth (year over year)

Price +9.2% · Sales +10.3%



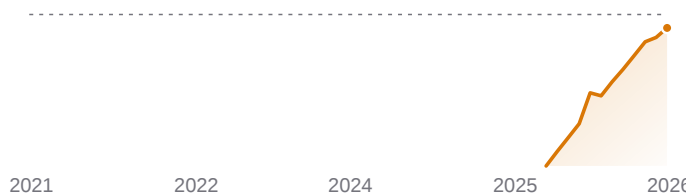
Price per square foot

\$466/ft²



Sale premium vs estimated value

-0.6%



Annual turnover (share of homes sold)

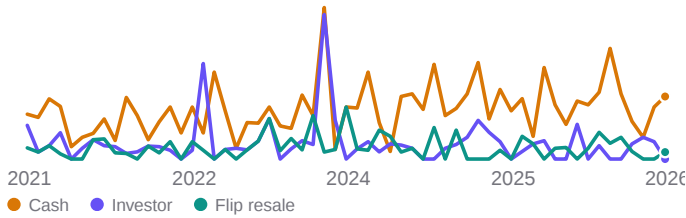
4.4%



BUYERS & OUTCOMES

Buyer mix

Cash 36% · Investor 0% · Flip resale 4.0%



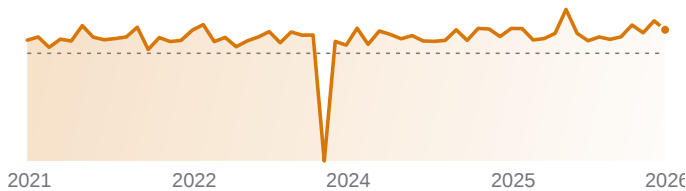
Sellers who sold at a gain

100%

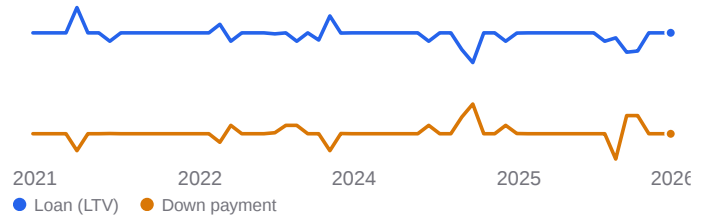


Median annualized return at resale

+6.2%

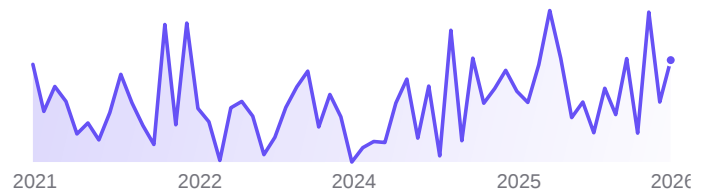


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



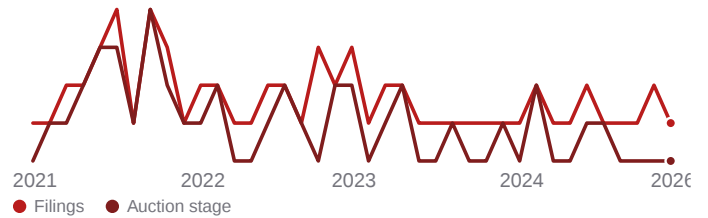
Typical hold before selling

10.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	4,899
Median value (AVM)	\$848K
Median size	2,269 ft²
Median bedrooms	4
Median year built	1960
Single family	91%
Condos	5.3%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	51%
Underwater (LTV 125% or more)	2.7%
Owner occupied	92%
Company owned	25%
Median loan-to-value	50%

Typical ownership tenure

9.1 yrs

COMMUNITY

Population	12,826
Density	4,014 / mi²
Median household income	\$192K
Average household income	\$241K
Crime index (US avg 100)	14
Air pollution index (US avg 100)	126
Earthquake index (US avg 100)	52
Homes occupied	96%
Bachelor's or higher	46%
Poverty rate	2.8%
Unemployment	1.8%
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.