

Chicago 60609

ZIP code · IL · Illinois > Cook County > Chicago

BALANCED MARKET

\$279K

MEDIAN SALE PRICE

-5.2%

1-YR CHANGE

417

SALES (12 MO)

\$261K

MEDIAN VALUE (AVM)

Market temperature

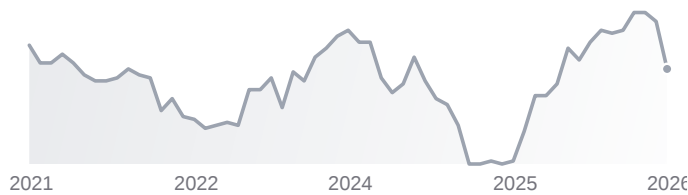
Balanced market · 51 / 100



MARKET TRENDS (5 YEARS)

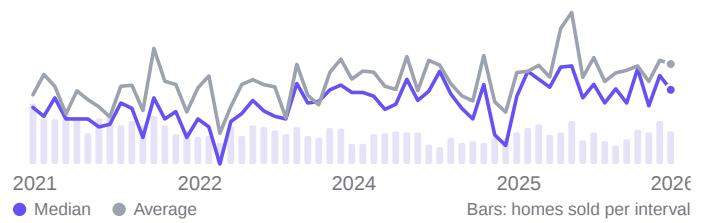
Market temperature (0–100)

51 / 100



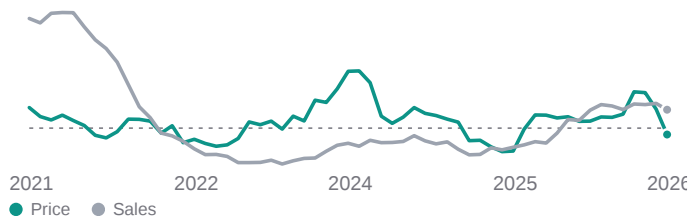
Sale prices

Median \$280K · Average \$329K



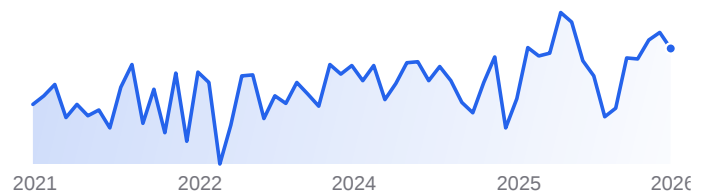
Growth (year over year)

Price -5.2% · Sales +15.2%



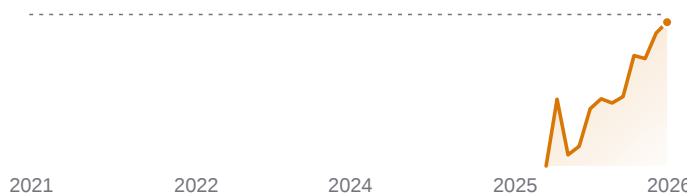
Price per square foot

\$188/ft²



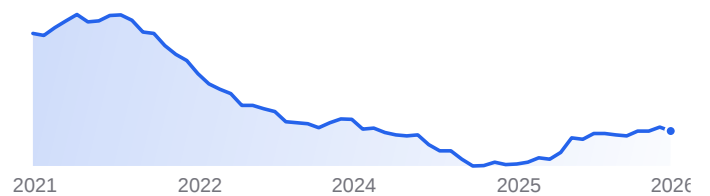
Sale premium vs estimated value

-0.2%



Annual turnover (share of homes sold)

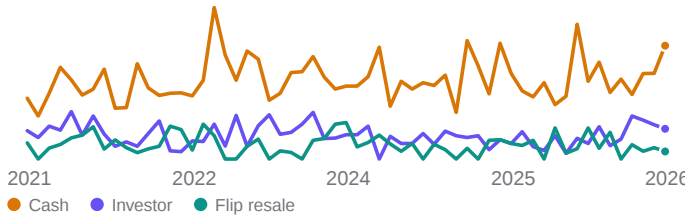
3.5%



BUYERS & OUTCOMES

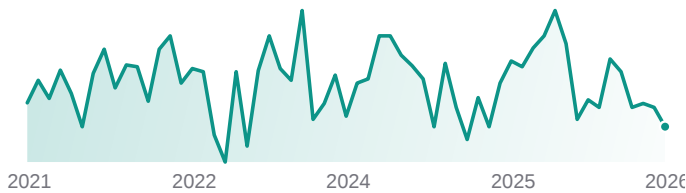
Buyer mix

Cash 41% · Investor 11% · Flip resale 2.7%



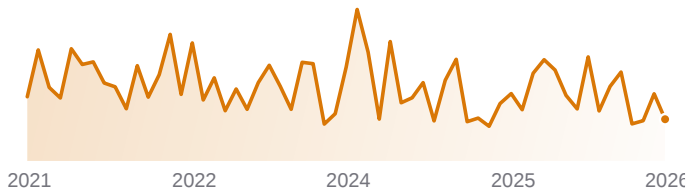
Sellers who sold at a gain

80%

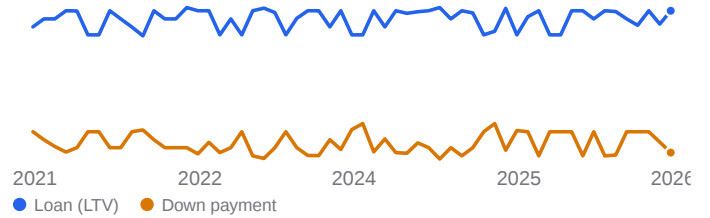


Median annualized return at resale

+4.0%

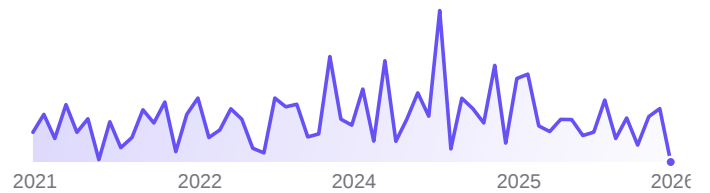


Financing (share of purchase price) Loan (LTV) 95% · Down payment 7.0%



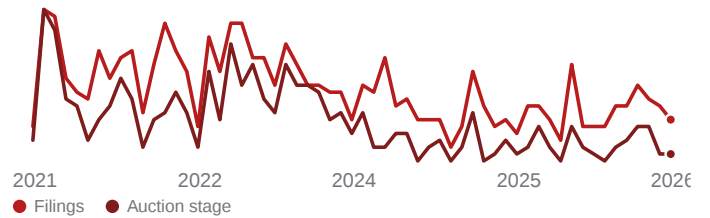
Typical hold before selling

4.7 yrs



Preforeclosure filings

Filings 7 · Auction stage 2



HOUSING STOCK

Homes	12,081
Median value (AVM)	\$261K
Median size	1,758 ft²
Median bedrooms	4
Median year built	1903
Single family	41%
Condos	5.8%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	48%
Underwater (LTV 125% or more)	4.1%
Owner occupied	74%
Company owned	13%
Median loan-to-value	52%

Typical ownership tenure

13.0 yrs

COMMUNITY

Population	68,598
Density	8,768 / mi²
Median household income	\$52K
Average household income	\$71K
Crime index (US avg 100)	128
Air pollution index (US avg 100)	110
Earthquake index (US avg 100)	41
Homes occupied	89%
Bachelor's or higher	12%
Poverty rate	24.9%
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.