

# Chicago 60616

ZIP code · IL · Illinois > Cook County > Chicago

BALANCED MARKET

**\$376K**

MEDIAN SALE PRICE

**-6.2%**

1-YR CHANGE

**607**

SALES (12 MO)

**\$358K**

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 58 / 100

Buyer's market

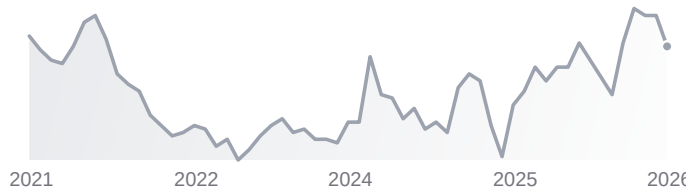
Balanced

Seller's market

## MARKET TRENDS (5 YEARS)

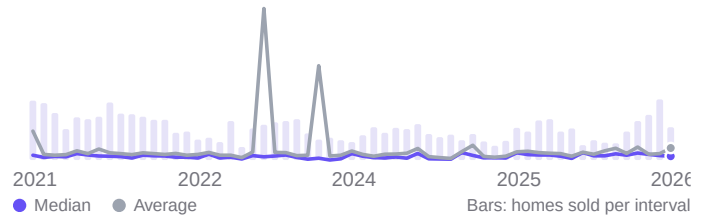
Market temperature (0-100)

58 / 100



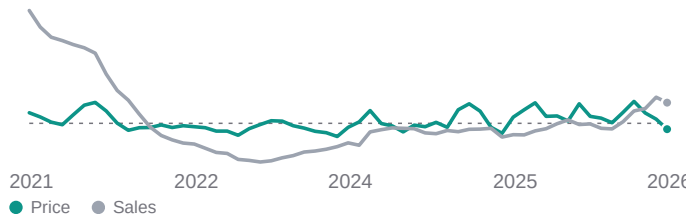
Sale prices

Median \$360K · Average \$523K



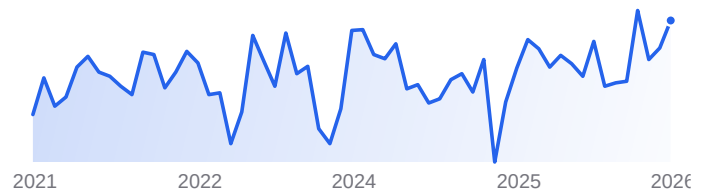
Growth (year over year)

Price -6.2% · Sales +21.9%



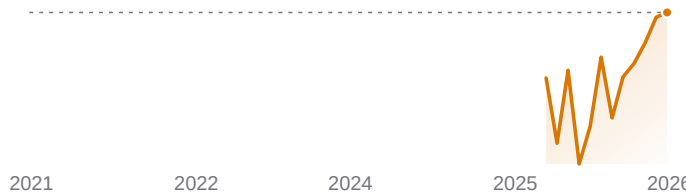
Price per square foot

\$329/ft²



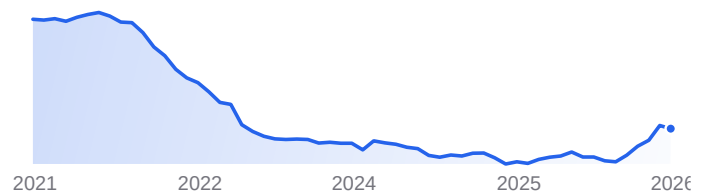
Sale premium vs estimated value

+0.0%



Annual turnover (share of homes sold)

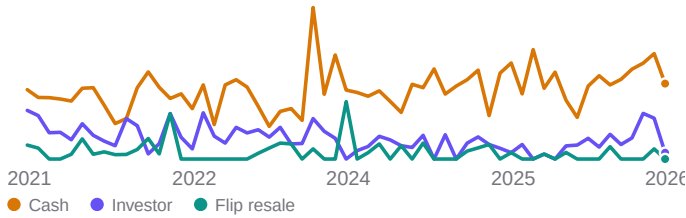
4.5%



## BUYERS & OUTCOMES

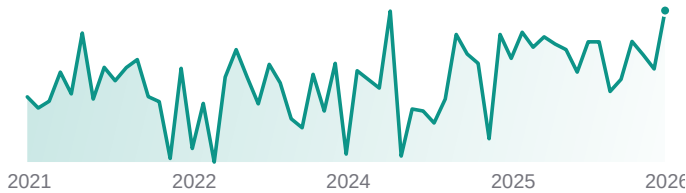
### Buyer mix

Cash 23% · Investor 1.9% · Flip resale 0%



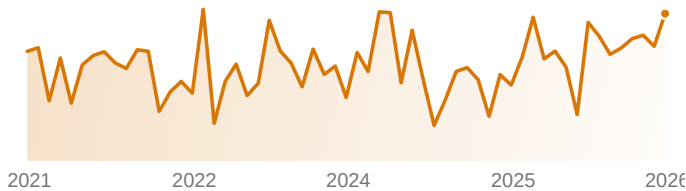
### Sellers who sold at a gain

97%

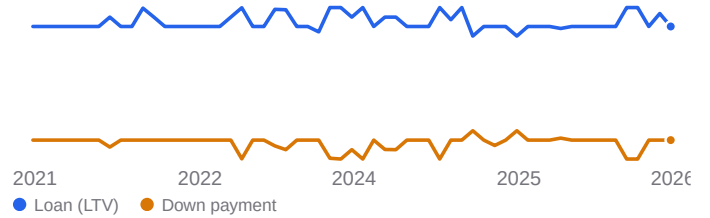


### Median annualized return at resale

+2.3%

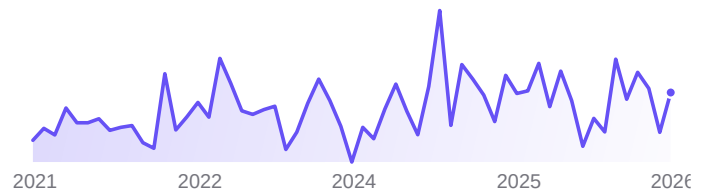


### Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



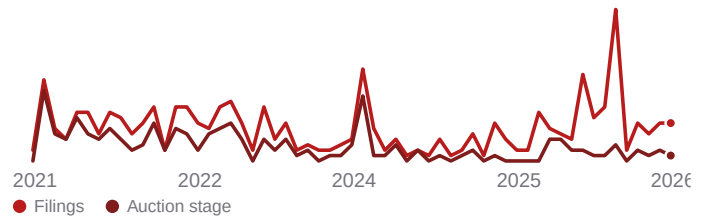
### Typical hold before selling

7.9 yrs



### Preforeclosure filings

Filings 7 · Auction stage 1



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 13,453    |
| Median value (AVM) | \$358K    |
| Median size        | 1,936 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1993      |
| Single family      | 11%       |
| Condos             | 59%       |

## EQUITY & OWNERSHIP

|                               |      |
|-------------------------------|------|
| Equity rich (LTV 50% or less) | 53%  |
| Underwater (LTV 125% or more) | 2.3% |
| Owner occupied                | 71%  |
| Company owned                 | 17%  |
| Median loan-to-value          | 46%  |

Typical ownership tenure

**9.4 yrs**

## COMMUNITY

|                                  |                     |
|----------------------------------|---------------------|
| Population                       | <b>50,295</b>       |
| Density                          | <b>13,454 / mi²</b> |
| Median household income          | <b>\$67K</b>        |
| Average household income         | <b>\$105K</b>       |
| Crime index (US avg 100)         | <b>142</b>          |
| Air pollution index (US avg 100) | <b>101</b>          |
| Earthquake index (US avg 100)    | <b>45</b>           |
| Homes occupied                   | <b>92%</b>          |
| Bachelor's or higher             | <b>26%</b>          |
| Poverty rate                     | <b>16.8%</b>        |
| Unemployment                     | <b>1.5%</b>         |
| Average temp                     | <b>50°F</b>         |
| Annual precip                    | <b>38 in</b>        |
| Sunshine                         | <b>54%</b>          |

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.