

Chicago 60617

ZIP code · IL · Illinois · Cook County · Chicago

BALANCED MARKET

\$193K

MEDIAN SALE PRICE

+3.5%

1-YR CHANGE

751

SALES (12 MO)

\$173K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 49 / 100



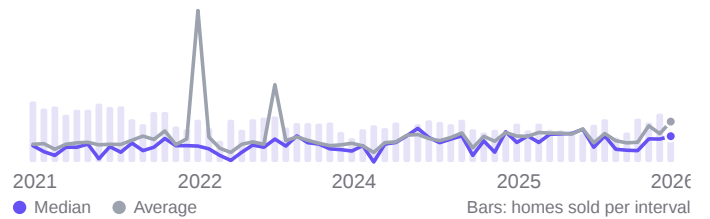
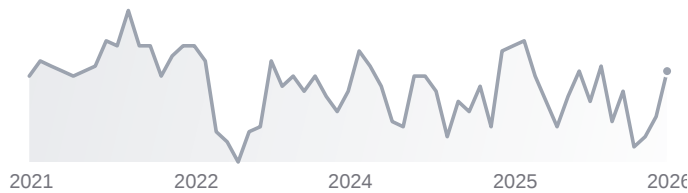
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

49 / 100

Sale prices

Median \$199K · Average \$244K

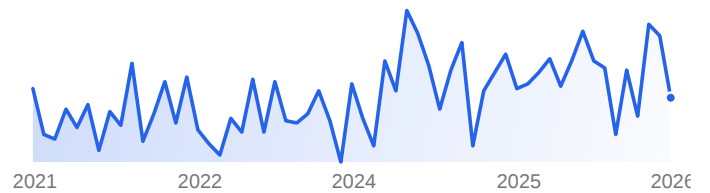
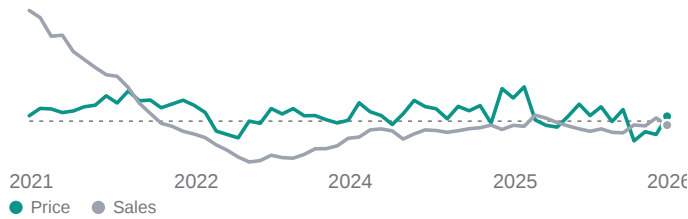


Growth (year over year)

Price +3.5% · Sales -2.8%

Price per square foot

\$122/ft²



Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

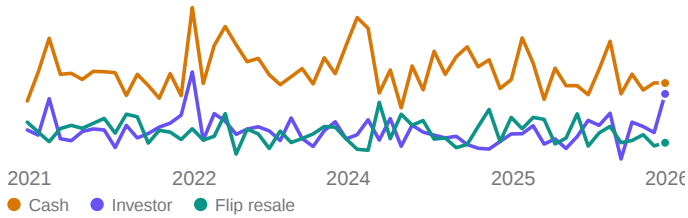
3.3%



BUYERS & OUTCOMES

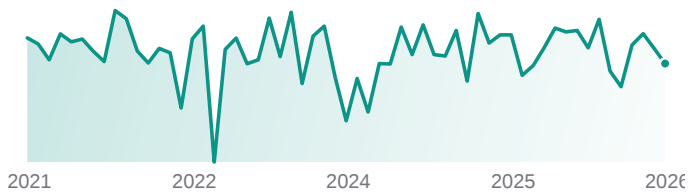
Buyer mix

Cash 26% · Investor 23% · Flip resale 5.7%



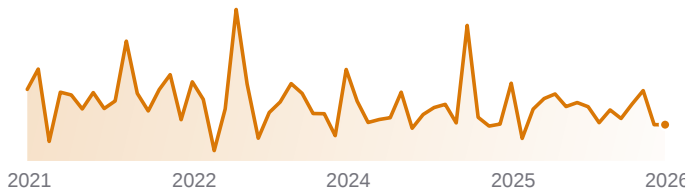
Sellers who sold at a gain

84%

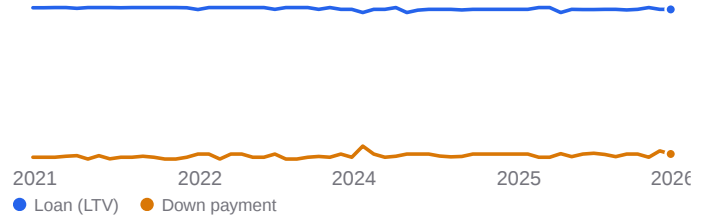


Median annualized return at resale

+4.5%

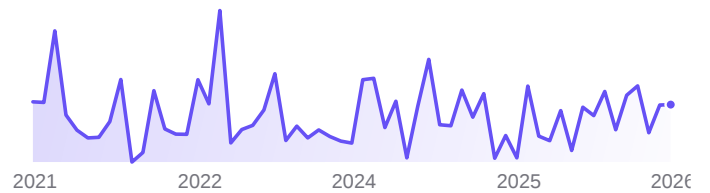


Financing (share of purchase price) Loan (LTV) 97% · Down payment 5.0%



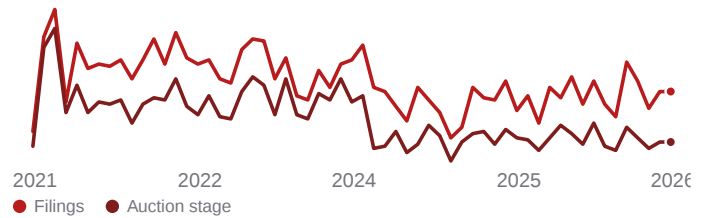
Typical hold before selling

6.7 yrs



Preforeclosure filings

Filings 34 · Auction stage 10



HOUSING STOCK

Homes	22,486
Median value (AVM)	\$173K
Median size	1,205 ft²
Median bedrooms	3
Median year built	1943
Single family	72%
Condos	0.6%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	40%
Underwater (LTV 125% or more)	7.5%
Owner occupied	79%
Company owned	14%
Median loan-to-value	62%

Typical ownership tenure

14.3 yrs

COMMUNITY

Population	75,302
Density	4,406 / mi²
Median household income	\$57K
Average household income	\$73K
Crime index (US avg 100)	120
Air pollution index (US avg 100)	104
Earthquake index (US avg 100)	45
Homes occupied	87%
Bachelor's or higher	13%
Poverty rate	20.9%
Unemployment	1.3%
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.