

Chicago 60621

ZIP code · IL · Illinois · Cook County · Chicago

SELLER'S MARKET

\$202K

MEDIAN SALE PRICE

+20.5%

1-YR CHANGE

285

SALES (12 MO)

\$118K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 63 / 100

Buyer's market

Balanced

Seller's market

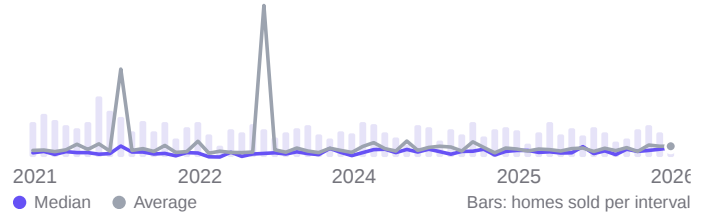
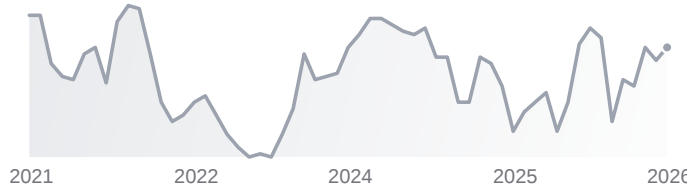
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

63 / 100

Sale prices

Median \$226K · Average \$256K

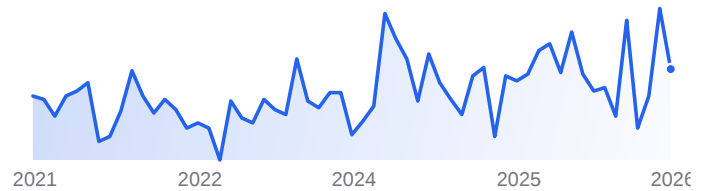
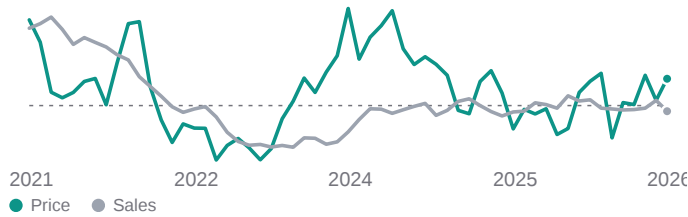


Growth (year over year)

Price +20.5% · Sales -4.4%

Price per square foot

\$87/ft²

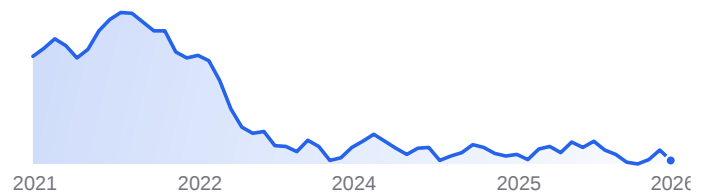
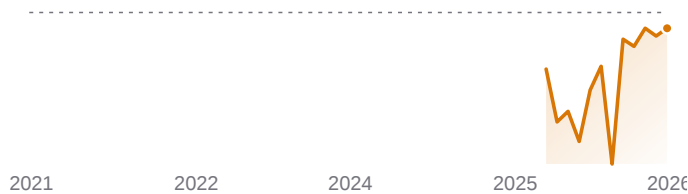


Sale premium vs estimated value

-1.0%

Annual turnover (share of homes sold)

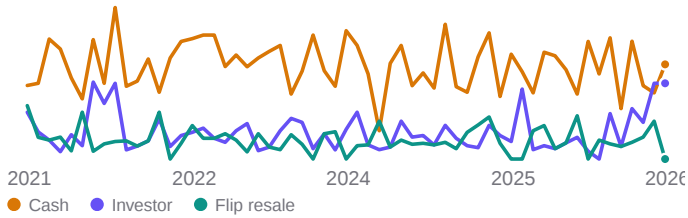
4.8%



BUYERS & OUTCOMES

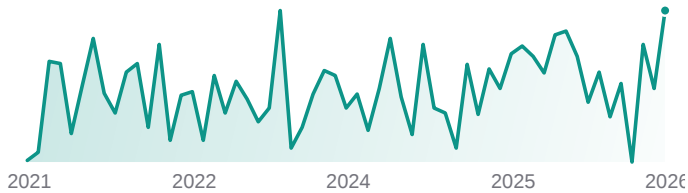
Buyer mix

Cash 42% · Investor 33% · Flip resale 0%



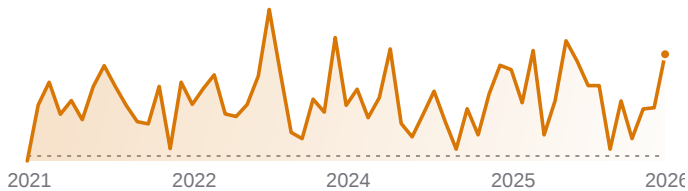
Sellers who sold at a gain

100%

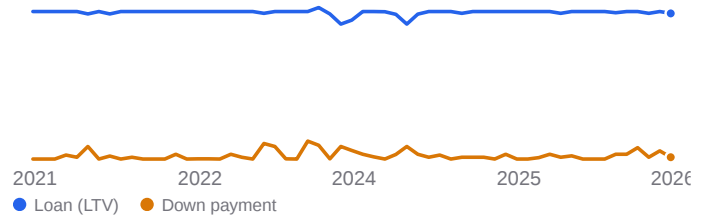


Median annualized return at resale

+20.4%

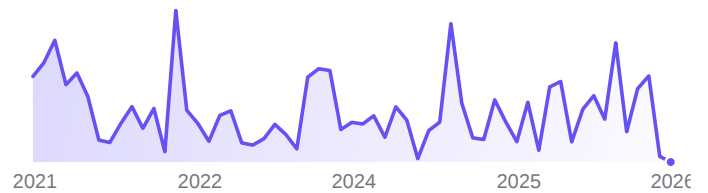


Financing (share of purchase price) Loan (LTV) 97% · Down payment 3.0%



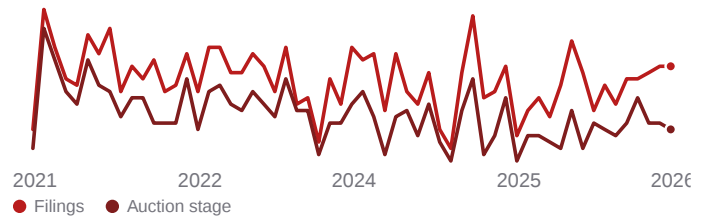
Typical hold before selling

2.7 yrs



Preforeclosure filings

Filings 15 · Auction stage 5



HOUSING STOCK

Homes	5,922
Median value (AVM)	\$118K
Median size	1,956 ft²
Median bedrooms	4
Median year built	1901
Single family	43%
Condos	0.8%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	53%
Underwater (LTV 125% or more)	10%
Owner occupied	55%
Company owned	22%
Median loan-to-value	42%

Typical ownership tenure

9.5 yrs

COMMUNITY

Population	30,536
Density	8,222 / mi²
Median household income	\$38K
Average household income	\$50K
Crime index (US avg 100)	177
Air pollution index (US avg 100)	104
Earthquake index (US avg 100)	41
Homes occupied	78%
Bachelor's or higher	12%
Poverty rate	31.9%
Unemployment	1.0%
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.