

Chicago 60640

ZIP code · IL · Illinois · Cook County · Chicago

SELLER'S MARKET

\$415K

MEDIAN SALE PRICE

-2.3%

1-YR CHANGE

827

SALES (12 MO)

\$375K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 65 / 100

Buyer's market

Balanced

Seller's market

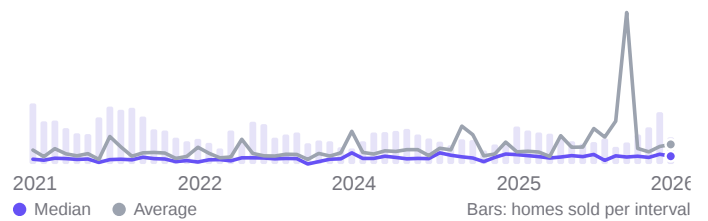
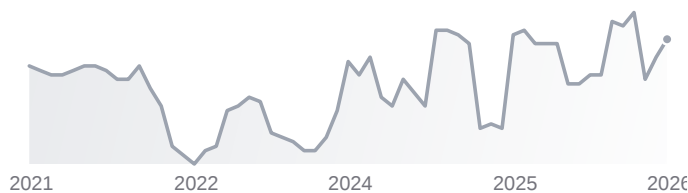
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

65 / 100

Sale prices

Median \$410K · Average \$683K

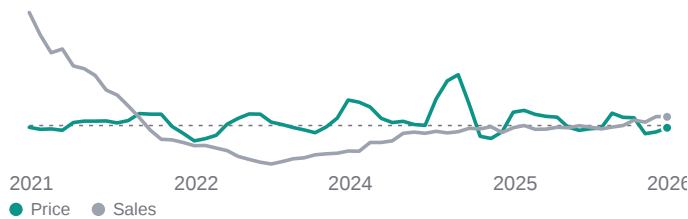


Growth (year over year)

Price -2.3% · Sales +9.1%

Price per square foot

\$400/ft²

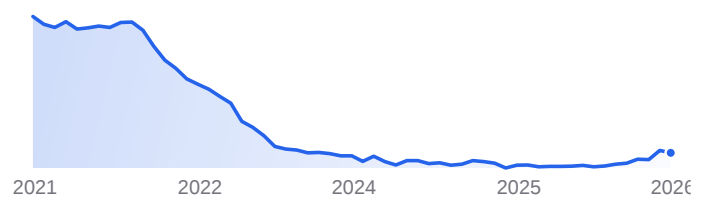
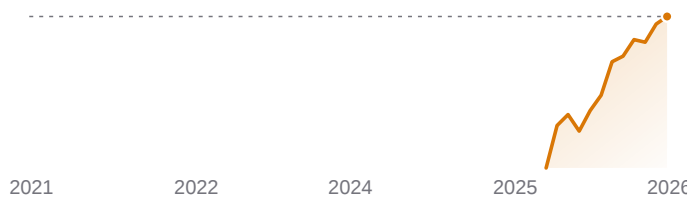


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

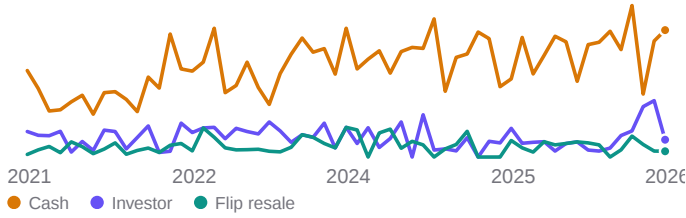
5.6%



BUYERS & OUTCOMES

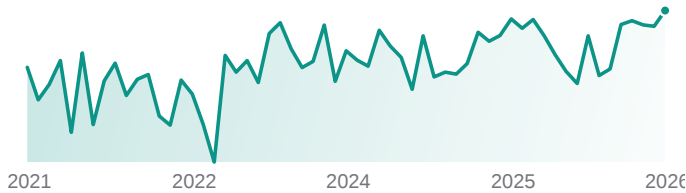
Buyer mix

Cash 33% · Investor 4.5% · Flip resale 1.5%



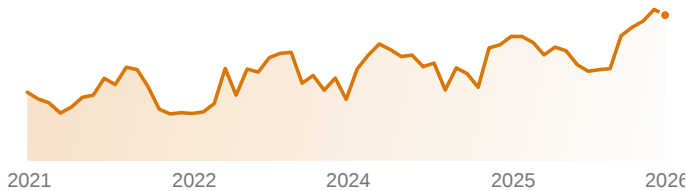
Sellers who sold at a gain

100%

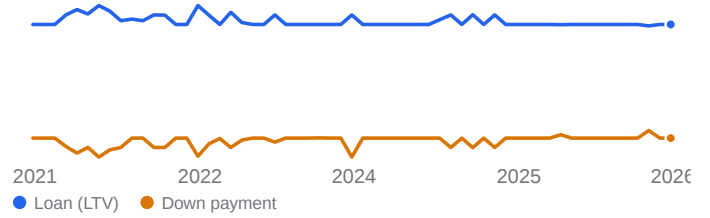


Median annualized return at resale

+6.3%

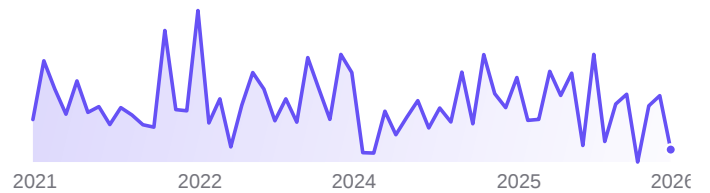


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



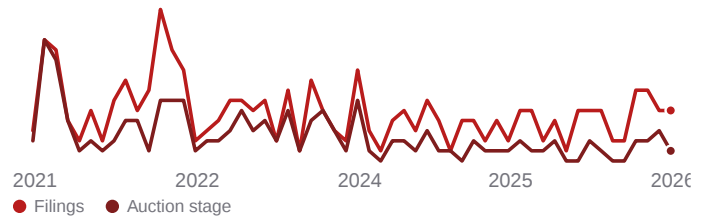
Typical hold before selling

5.2 yrs



Preforeclosure filings

Filings 5 · Auction stage 1



HOUSING STOCK

Homes	14,773
Median value (AVM)	\$375K
Median size	1,748 ft²
Median bedrooms	3
Median year built	1926
Single family	8.5%
Condos	75%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	48%
Underwater (LTV 125% or more)	1.4%
Owner occupied	71%
Company owned	17%
Median loan-to-value	52%

Typical ownership tenure

8.2 yrs

COMMUNITY

Population	66,085
Density	19,189 / mi²
Median household income	\$70K
Average household income	\$96K
Crime index (US avg 100)	156
Air pollution index (US avg 100)	109
Earthquake index (US avg 100)	41
Homes occupied	93%
Bachelor's or higher	37%
Poverty rate	16.4%
Unemployment	2.0%
Average temp	50°F
Annual precip	37 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.