

# Chicago 60646

ZIP code · IL · Illinois > Cook County > Chicago

**SELLER'S MARKET**

**\$614K**

MEDIAN SALE PRICE

**+8.7%**

1-YR CHANGE

**295**

SALES (12 MO)

**\$556K**

MEDIAN VALUE (AVM)

Market temperature

**Seller's market · 63 / 100**

Buyer's market

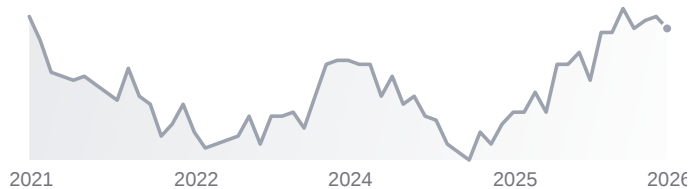
Balanced

Seller's market

## MARKET TRENDS (5 YEARS)

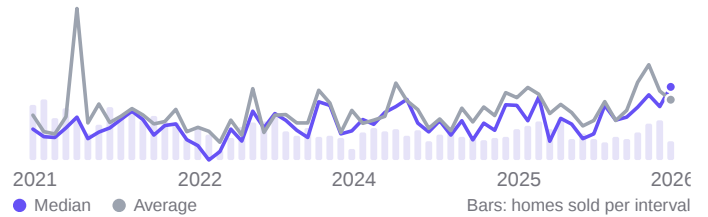
Market temperature (0–100)

**63 / 100**



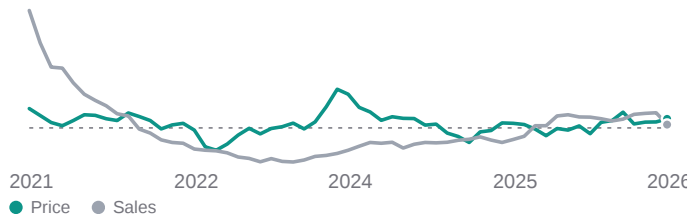
Sale prices

**Median \$653K · Average \$599K**



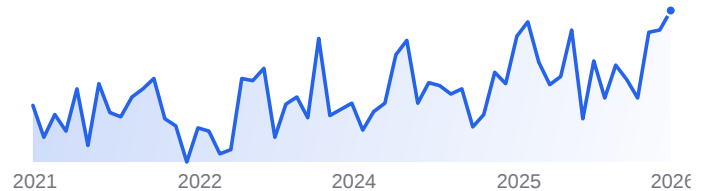
Growth (year over year)

**Price +8.7% · Sales +3.1%**



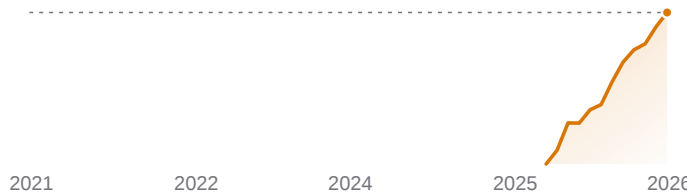
Price per square foot

**\$399/ft²**



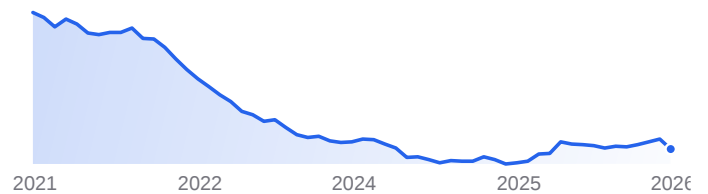
Sale premium vs estimated value

**+0.0%**



Annual turnover (share of homes sold)

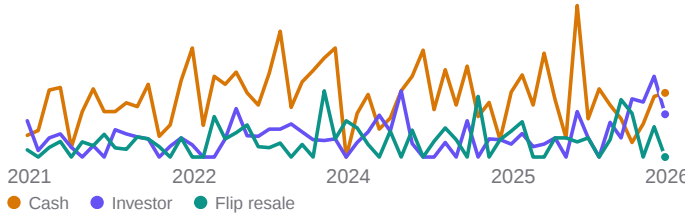
**3.2%**



## BUYERS & OUTCOMES

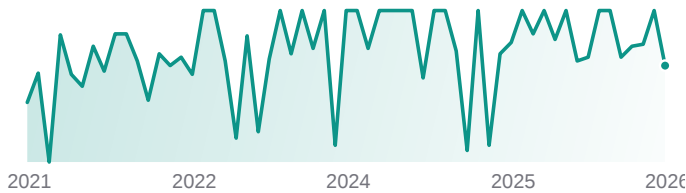
### Buyer mix

Cash 18% · Investor 12% · Flip resale 0%



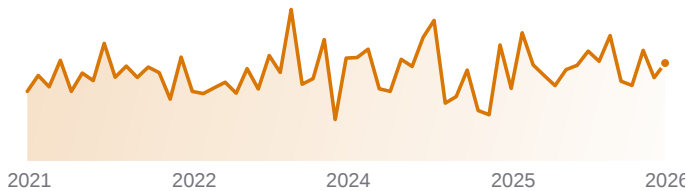
### Sellers who sold at a gain

91%

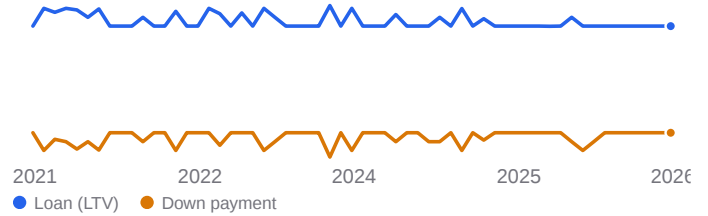


### Median annualized return at resale

+4.1%

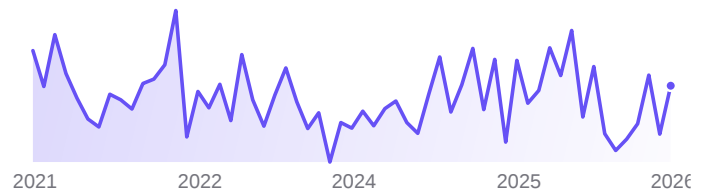


### Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



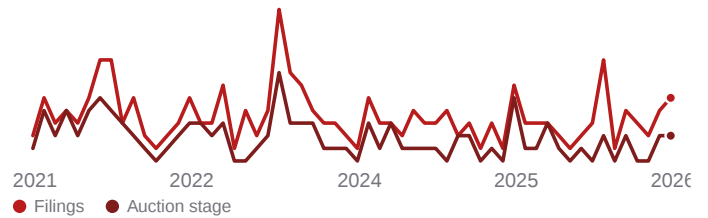
### Typical hold before selling

9.0 yrs



### Preforeclosure filings

Filings 5 · Auction stage 2



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 9,213     |
| Median value (AVM) | \$556K    |
| Median size        | 1,675 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1950      |
| Single family      | 84%       |
| Condos             | 3.4%      |

## EQUITY & OWNERSHIP

|                               |      |
|-------------------------------|------|
| Equity rich (LTV 50% or less) | 42%  |
| Underwater (LTV 125% or more) | 2.9% |
| Owner occupied                | 91%  |
| Company owned                 | 17%  |
| Median loan-to-value          | 56%  |

Typical ownership tenure

**11.9 yrs**

## COMMUNITY

|                                  |                    |
|----------------------------------|--------------------|
| Population                       | <b>27,867</b>      |
| Density                          | <b>6,380 / mi²</b> |
| Median household income          | <b>\$125K</b>      |
| Average household income         | <b>\$162K</b>      |
| Crime index (US avg 100)         | <b>35</b>          |
| Air pollution index (US avg 100) | <b>121</b>         |
| Earthquake index (US avg 100)    | <b>42</b>          |
| Homes occupied                   | <b>96%</b>         |
| Bachelor's or higher             | <b>31%</b>         |
| Poverty rate                     | <b>5.3%</b>        |
| Unemployment                     | <b>1.6%</b>        |
| Average temp                     | <b>49°F</b>        |
| Annual precip                    | <b>37 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.