

Harwood Heights 60706

ZIP code · IL · Illinois > Cook County > Harwood Heights

BUYER'S MARKET

\$416K

MEDIAN SALE PRICE

+0.7%

1-YR CHANGE

240

SALES (12 MO)

\$388K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 38 / 100



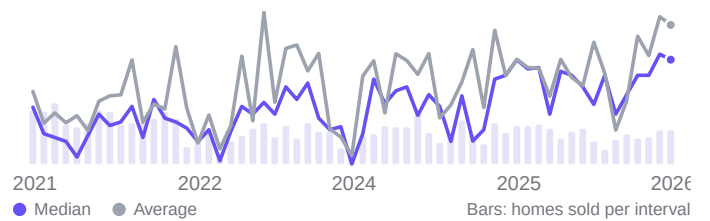
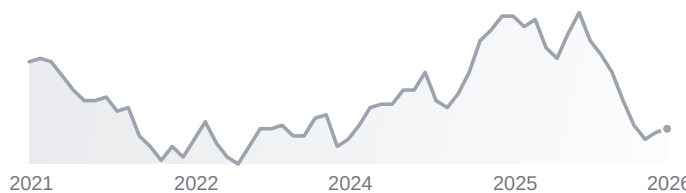
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

38 / 100

Sale prices

Median \$420K · Average \$465K

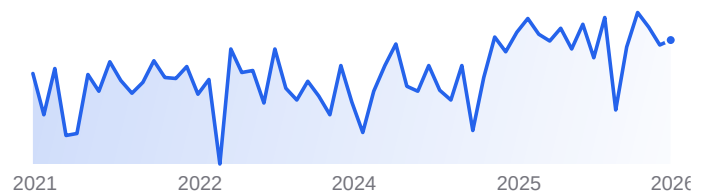
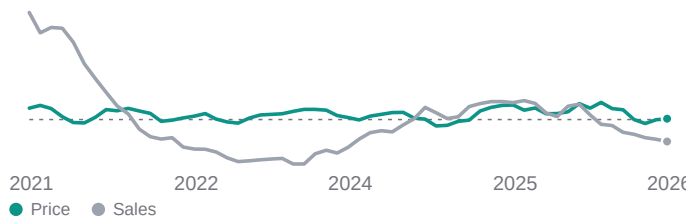


Growth (year over year)

Price +0.7% · Sales -18.4%

Price per square foot

\$321/ft²

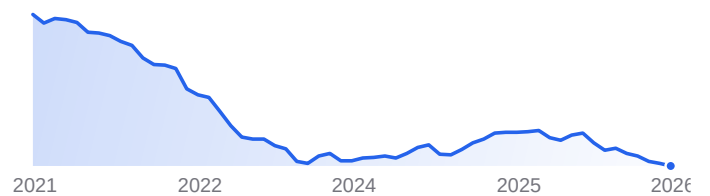
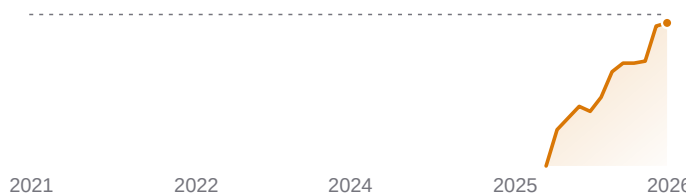


Sale premium vs estimated value

-0.3%

Annual turnover (share of homes sold)

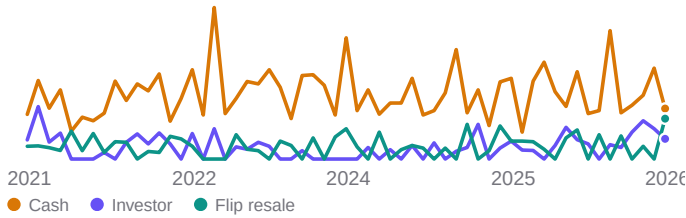
3.0%



BUYERS & OUTCOMES

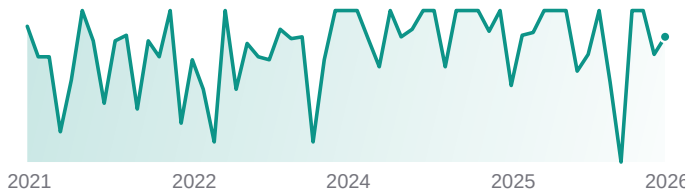
Buyer mix

Cash 21% · Investor 8.3% · Flip resale 17%



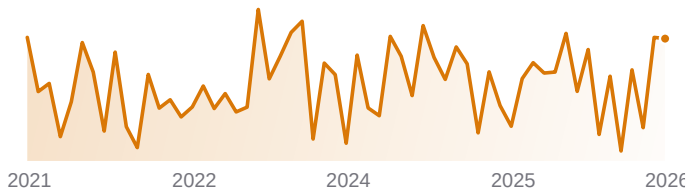
Sellers who sold at a gain

93%

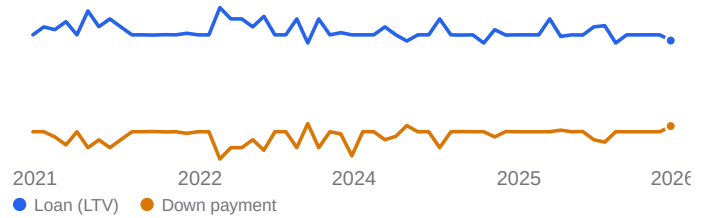


Median annualized return at resale

+5.7%

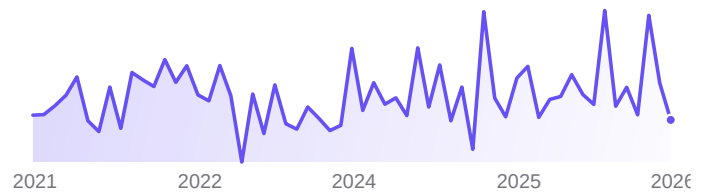


Financing (share of purchase price) Loan (LTV) 77% · Down payment 23%



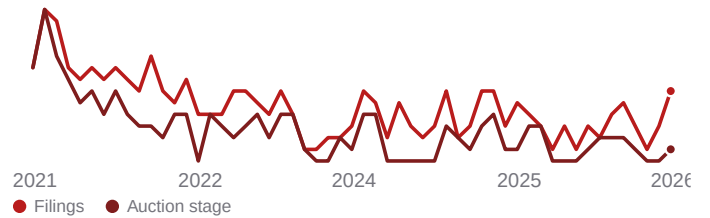
Typical hold before selling

6.5 yrs



Preforeclosure filings

Filings 6 · Auction stage 1



HOUSING STOCK

Homes	7,988
Median value (AVM)	\$388K
Median size	1,248 ft²
Median bedrooms	3
Median year built	1959
Single family	80%
Condos	14%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	46%
Underwater (LTV 125% or more)	3.0%
Owner occupied	90%
Company owned	17%
Median loan-to-value	53%

Typical ownership tenure

11.7 yrs

COMMUNITY

Population	25,981
Density	6,711 / mi²
Median household income	\$80K
Average household income	\$108K
Crime index (US avg 100)	65
Air pollution index (US avg 100)	130
Earthquake index (US avg 100)	43
Homes occupied	96%
Bachelor's or higher	21%
Poverty rate	5.1%
Unemployment	1.7%
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.