

Niles 60714

ZIP code · IL · Illinois > Cook County > Niles

SELLER'S MARKET

\$438K

MEDIAN SALE PRICE

+8.6%

1-YR CHANGE

379

SALES (12 MO)

\$408K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 66 / 100

Buyer's market

Balanced

Seller's market

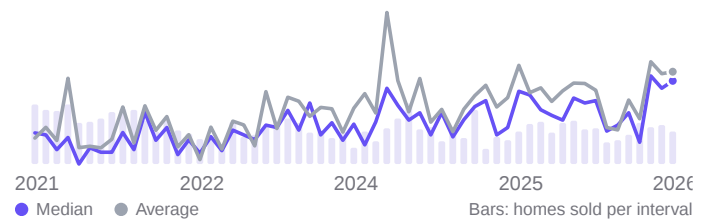
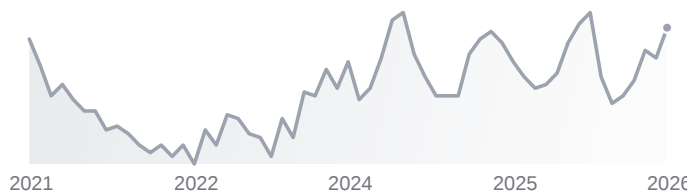
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

66 / 100

Sale prices

Median \$440K · Average \$459K

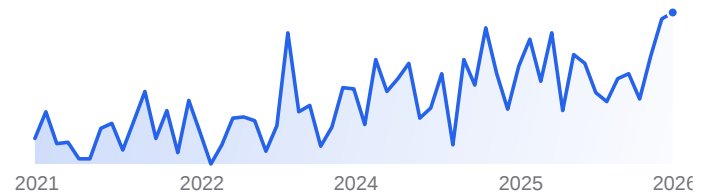
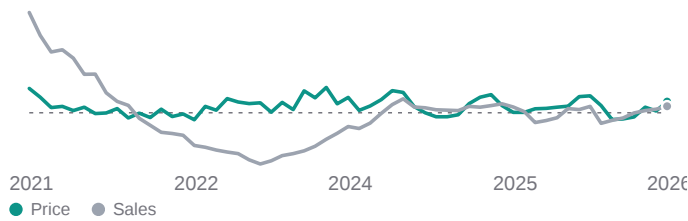


Growth (year over year)

Price +8.6% · Sales +5.0%

Price per square foot

\$334/ft²

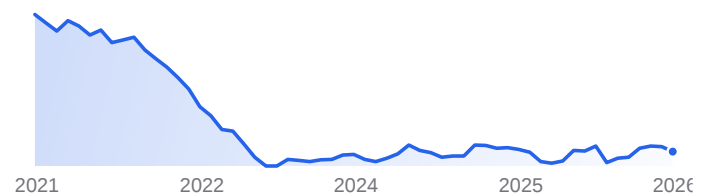
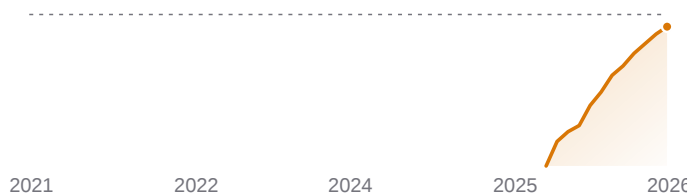


Sale premium vs estimated value

-0.5%

Annual turnover (share of homes sold)

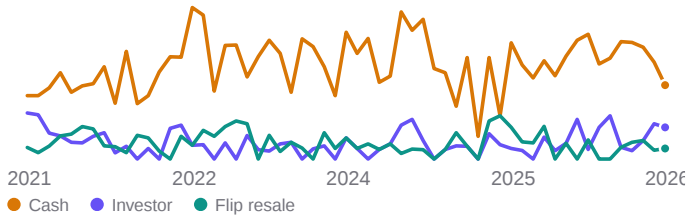
3.6%



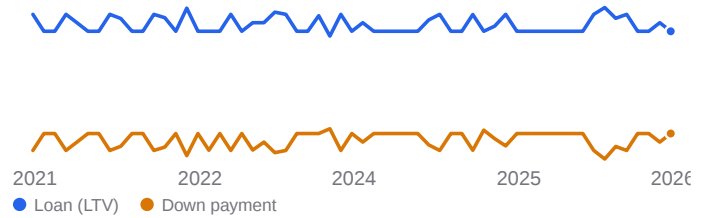
BUYERS & OUTCOMES

Buyer mix

Cash 23% · Investor 10% · Flip resale 3.3%

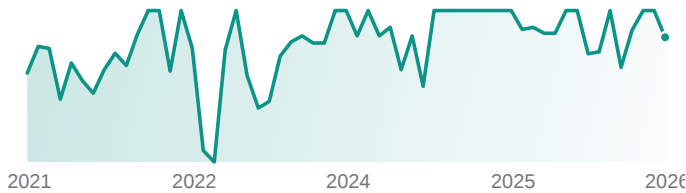


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



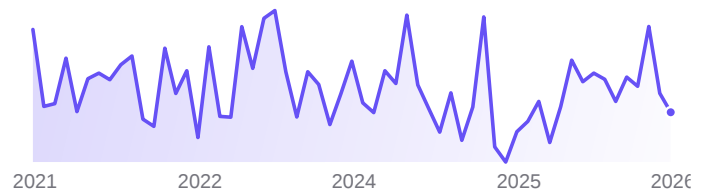
Sellers who sold at a gain

94%



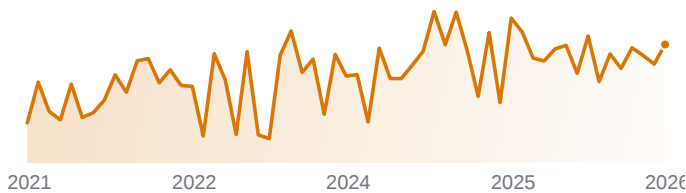
Typical hold before selling

6.5 yrs



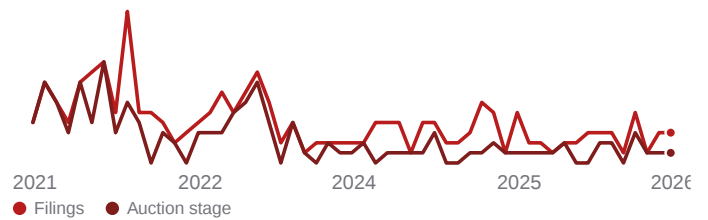
Median annualized return at resale

+5.4%



Preforeclosure filings

Filings 3 · Auction stage 1



HOUSING STOCK

Homes	10,605
Median value (AVM)	\$408K
Median size	1,333 ft²
Median bedrooms	3
Median year built	1961
Single family	64%
Condos	22%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	49%
Underwater (LTV 125% or more)	2.2%
Owner occupied	88%
Company owned	16%
Median loan-to-value	51%

Typical ownership tenure

11.5 yrs

COMMUNITY

Population	31,974
Density	5,071 / mi ²
Median household income	\$80K
Average household income	\$112K
Crime index (US avg 100)	57
Air pollution index (US avg 100)	127
Earthquake index (US avg 100)	45
Homes occupied	95%
Bachelor's or higher	27%
Poverty rate	6.0%
Unemployment	1.6%
Average temp	49°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.