

Evergreen Park 60805

ZIP code · IL · Illinois · Cook County · Evergreen Park

BALANCED MARKET

\$327K

MEDIAN SALE PRICE

+4.3%

1-YR CHANGE

251

SALES (12 MO)

\$301K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 55 / 100



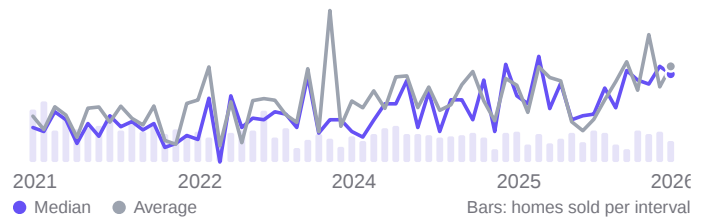
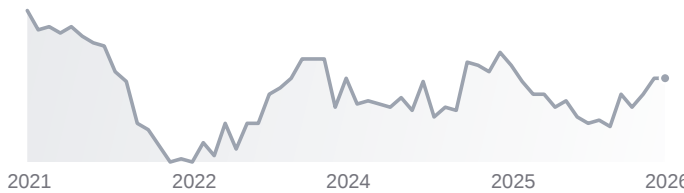
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

55 / 100

Sale prices

Median \$328K · Average \$337K

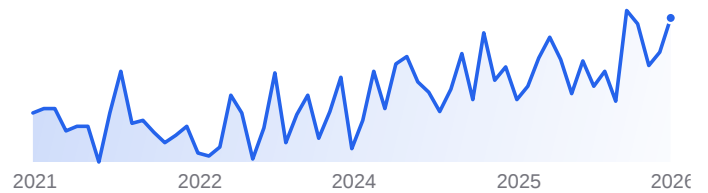
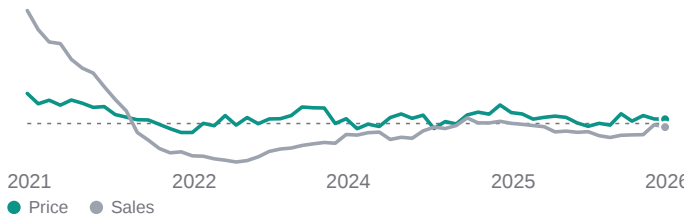


Growth (year over year)

Price +4.3% · Sales -3.5%

Price per square foot

\$264/ft²

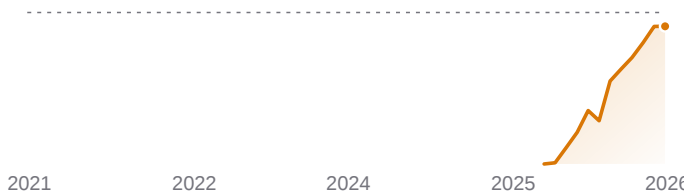


Sale premium vs estimated value

-0.4%

Annual turnover (share of homes sold)

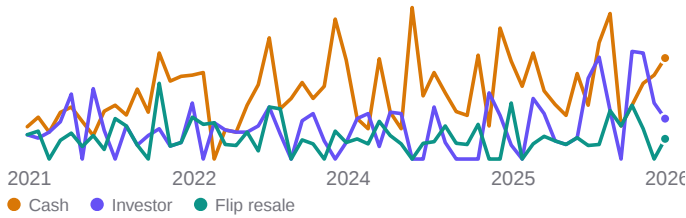
3.2%



BUYERS & OUTCOMES

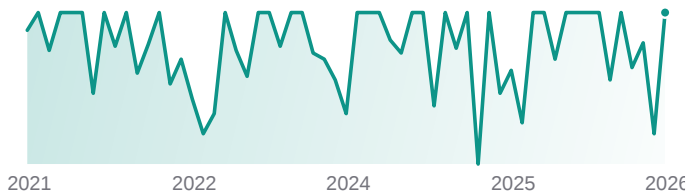
Buyer mix

Cash 28% · Investor 11% · Flip resale 5.6%



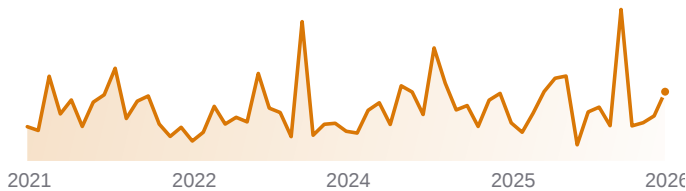
Sellers who sold at a gain

100%

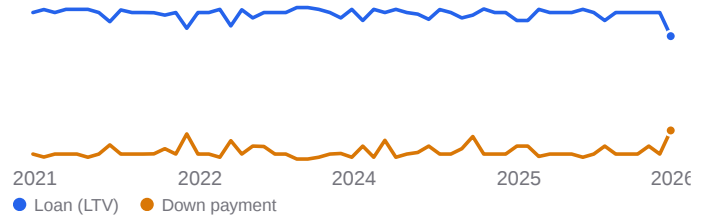


Median annualized return at resale

+7.2%

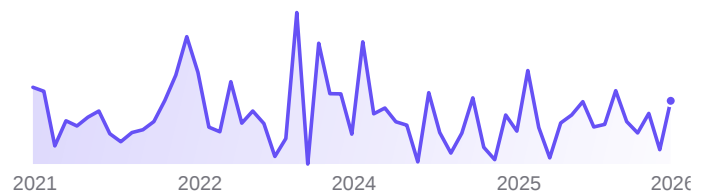


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



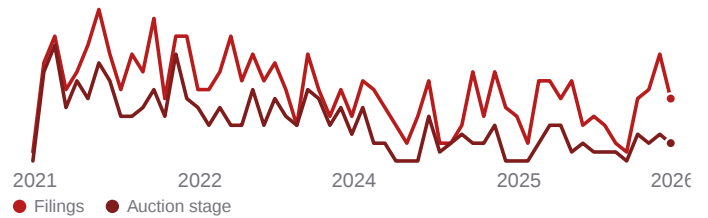
Typical hold before selling

10.1 yrs



Preforeclosure filings

Filings 7 · Auction stage 2



HOUSING STOCK

Homes	7,800
Median value (AVM)	\$301K
Median size	1,301 ft²
Median bedrooms	3
Median year built	1953
Single family	95%
Condos	1.4%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	47%
Underwater (LTV 125% or more)	1.8%
Owner occupied	91%
Company owned	13%
Median loan-to-value	53%

Typical ownership tenure

11.2 yrs

COMMUNITY

Population	18,963
Density	5,573 / mi²
Median household income	\$93K
Average household income	\$121K
Crime index (US avg 100)	45
Air pollution index (US avg 100)	111
Earthquake index (US avg 100)	44
Homes occupied	96%
Bachelor's or higher	28%
Poverty rate	5.5%
Unemployment	1.6%
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.