

Riverdale 60827

ZIP code · IL · Illinois > Cook County > Riverdale

BALANCED MARKET

\$172K

MEDIAN SALE PRICE

+12.4%

1-YR CHANGE

239

SALES (12 MO)

\$124K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 56 / 100



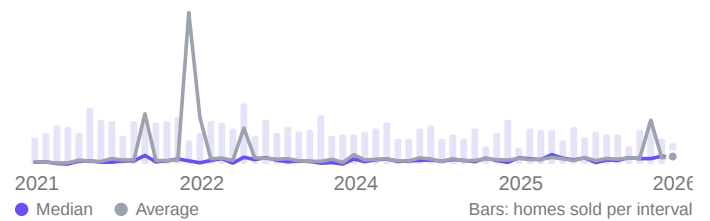
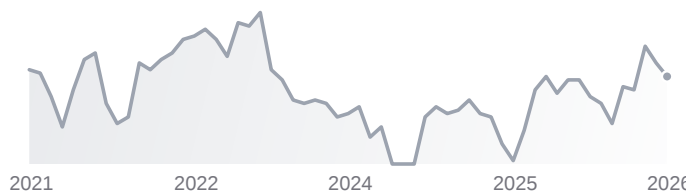
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

56 / 100

Sale prices

Median \$170K · Average \$185K

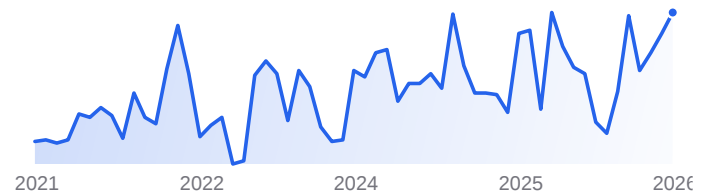
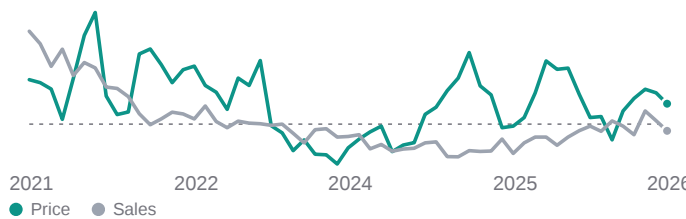


Growth (year over year)

Price +12.4% · Sales -4.0%

Price per square foot

\$153/ft²

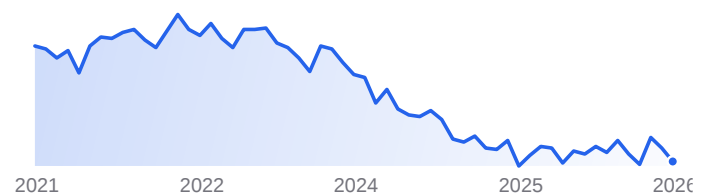


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

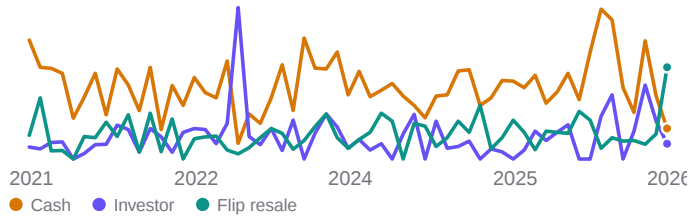
3.6%



BUYERS & OUTCOMES

Buyer mix

Cash 14% · Investor 7.1% · Flip resale 43%



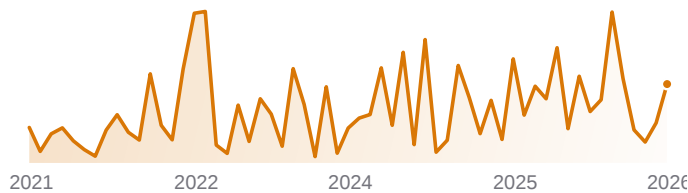
Sellers who sold at a gain

91%

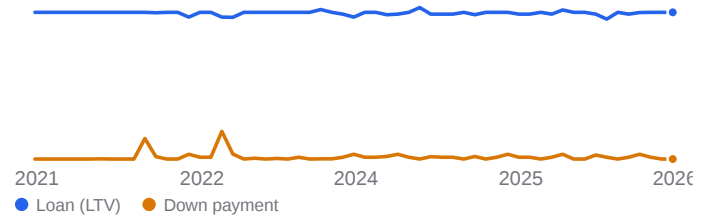


Median annualized return at resale

+11.4%

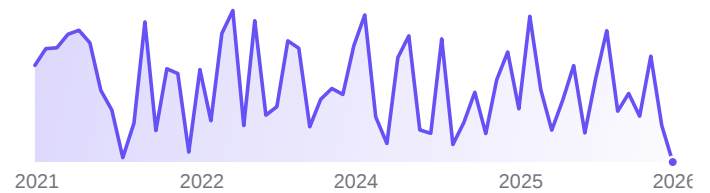


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



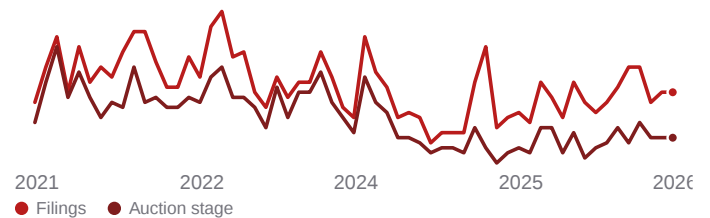
Typical hold before selling

1.0 yrs



Preforeclosure filings

Filings 14 · Auction stage 5



HOUSING STOCK

Homes	6,620
Median value (AVM)	\$124K
Median size	1,124 ft²
Median bedrooms	3
Median year built	1954
Single family	81%
Condos	3.3%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	37%
Underwater (LTV 125% or more)	8.9%
Owner occupied	75%
Company owned	15%
Median loan-to-value	71%

Typical ownership tenure

15.3 yrs

COMMUNITY

Population	23,615
Density	3,205 / mi²
Median household income	\$46K
Average household income	\$59K
Crime index (US avg 100)	138
Air pollution index (US avg 100)	106
Earthquake index (US avg 100)	43
Homes occupied	87%
Bachelor's or higher	9%
Poverty rate	30.7%
Unemployment	1.0%
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.