

Chatsworth 60921

ZIP code · IL · Illinois · Livingston County · Chatsworth

STRONG SELLER'S MARKET

\$100K

MEDIAN SALE PRICE

+87.1%

1-YR CHANGE

33

SALES (12 MO)

\$119K

MEDIAN VALUE (AVM)

Market temperature

Strong seller's market · 89 / 100

Buyer's market

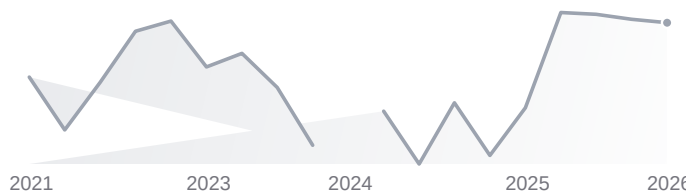
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

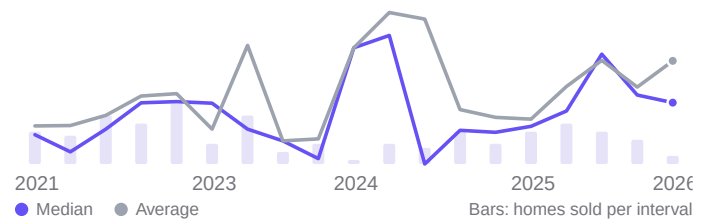
Market temperature (0-100)

89 / 100



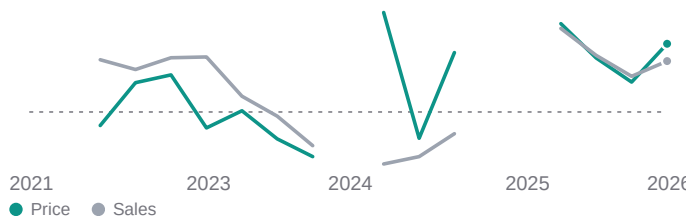
Sale prices

Median \$93K · Average \$129K



Growth (year over year)

Price +87.1% · Sales +65.0%



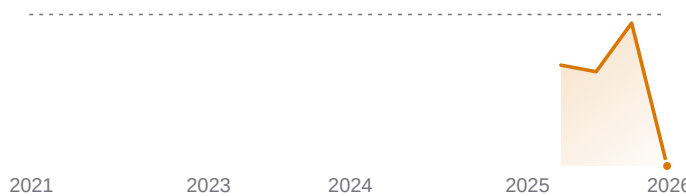
Price per square foot

\$99/ft²



Sale premium vs estimated value

-57.0%



Annual turnover (share of homes sold)

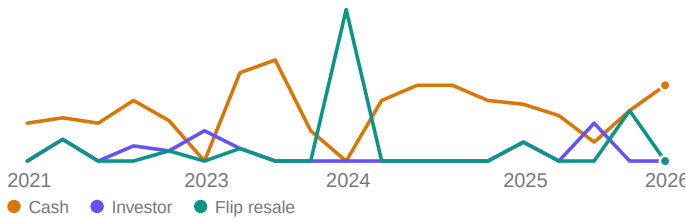
5.3%



BUYERS & OUTCOMES

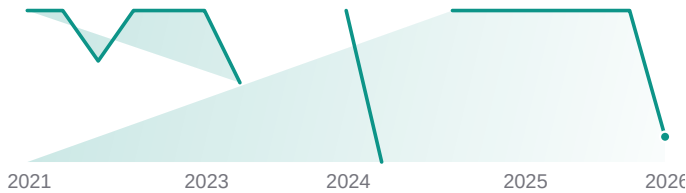
Buyer mix

Cash 50% · Investor 0% · Flip resale 0%



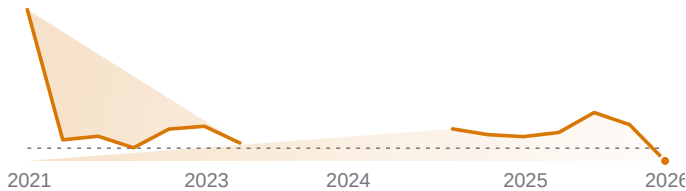
Sellers who sold at a gain

50%



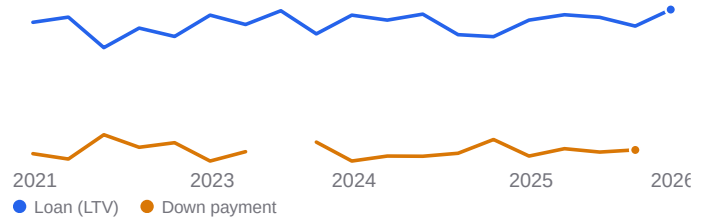
Median annualized return at resale

-7.6%



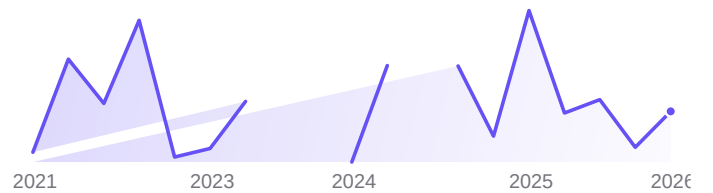
Financing (share of purchase price)

Loan (LTV) 102% · Down payment 9.1%



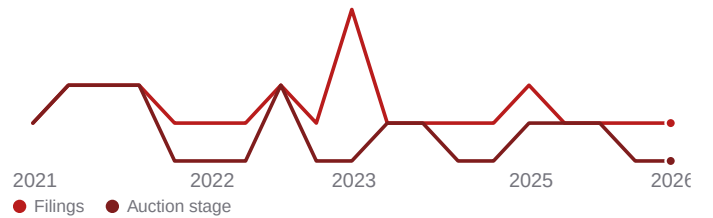
Typical hold before selling

4.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	619
Median value (AVM)	\$119K
Median size	1,566 ft²
Median bedrooms	3
Median year built	1924
Single family	88%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	62%
Underwater (LTV 125% or more)	2.9%
Owner occupied	74%
Company owned	9.7%
Median loan-to-value	31%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	1,319
Density	18 / mi²
Median household income	\$61K
Average household income	\$81K
Crime index (US avg 100)	154
Air pollution index (US avg 100)	77
Earthquake index (US avg 100)	36
Homes occupied	88%
Bachelor's or higher	9%
Poverty rate	12.6%
Unemployment	1.6%
Average temp	51°F
Annual precip	37 in
Sunshine	56%

Market metrics are derived from recorded arms-length deeds through April 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.