

DuPage County, IL

County · IL · Illinois

SELLER'S MARKET

\$451K

MEDIAN SALE PRICE

+6.2%

1-YR CHANGE

11,230

SALES (12 MO)

\$445K

MEDIAN VALUE (AVM)

Market temperature

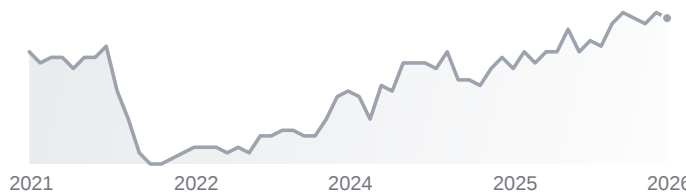
Seller's market · 68 / 100



MARKET TRENDS (5 YEARS)

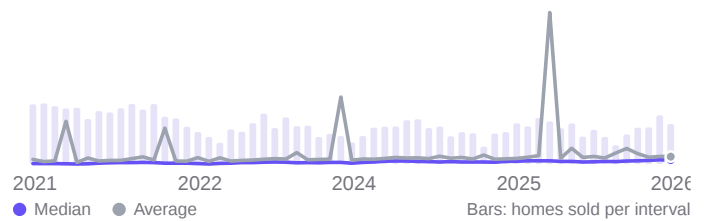
Market temperature (0–100)

68 / 100



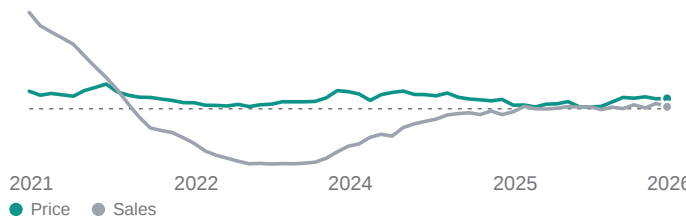
Sale prices

Median \$452K · Average \$572K



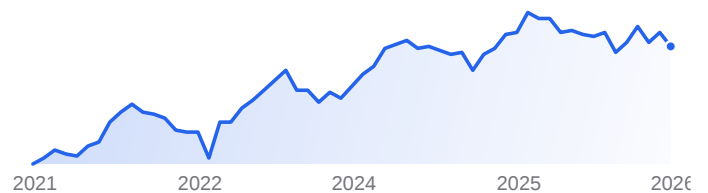
Growth (year over year)

Price +6.2% · Sales +1.2%



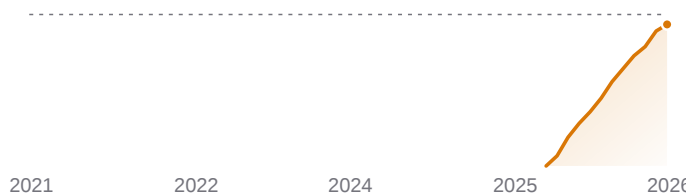
Price per square foot

\$257/ft²



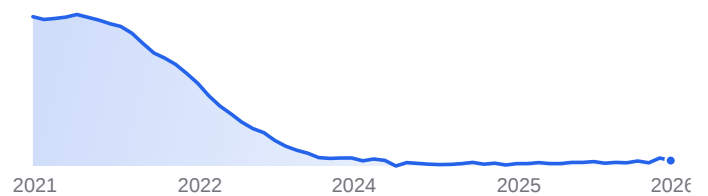
Sale premium vs estimated value

-0.3%



Annual turnover (share of homes sold)

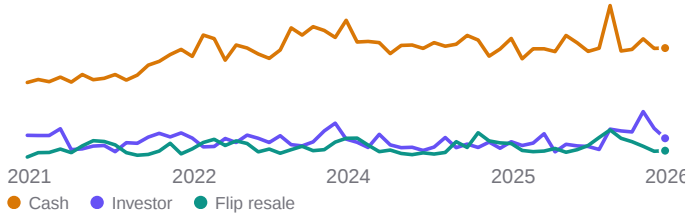
3.8%



BUYERS & OUTCOMES

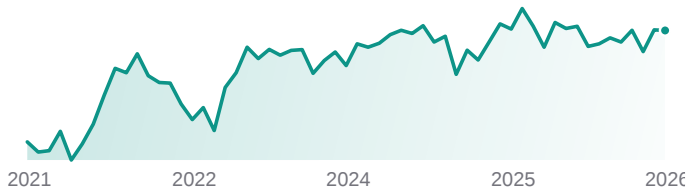
Buyer mix

Cash 26% · Investor 6.7% · Flip resale 4.0%



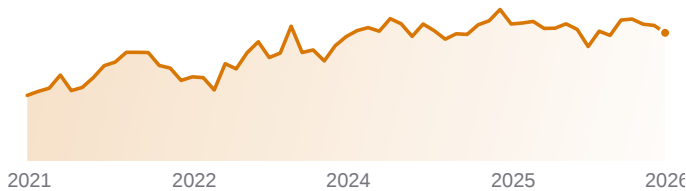
Sellers who sold at a gain

97%

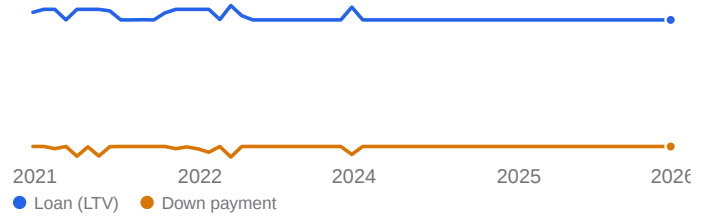


Median annualized return at resale

+5.3%

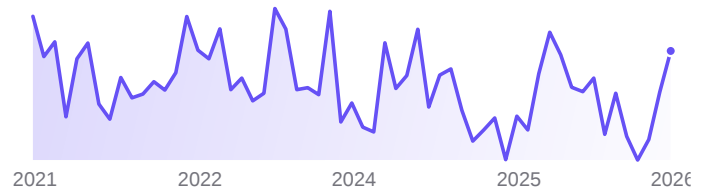


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



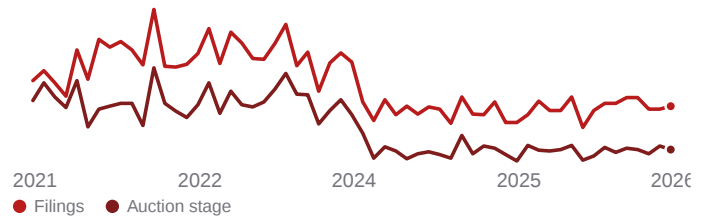
Typical hold before selling

8.7 yrs



Preforeclosure filings

Filings 88 · Auction stage 27



HOUSING STOCK

Homes	297,357
Median value (AVM)	\$445K
Median size	1,568 ft²
Median bedrooms	3
Median year built	1978
Single family	82%
Condos	11%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	48%
Underwater (LTV 125% or more)	1.9%
Owner occupied	92%
Company owned	19%
Median loan-to-value	52%

Typical ownership tenure

10.3 yrs

COMMUNITY

Population	936,061
Density	2,856 / mi²
Median household income	\$104K
Average household income	\$142K
Crime index (US avg 100)	87
Air pollution index (US avg 100)	117
Earthquake index (US avg 100)	52
Homes occupied	96%
Bachelor's or higher	30%
Poverty rate	6.8%
Unemployment	1.5%
Average temp	49°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.