

Westmont

City · IL · Illinois > DuPage County

SELLER'S MARKET

\$407K

MEDIAN SALE PRICE

+5.3%

1-YR CHANGE

271

SALES (12 MO)

\$395K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 65 / 100



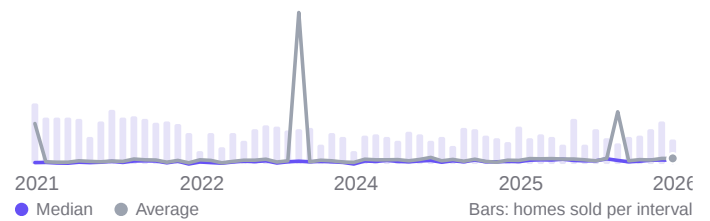
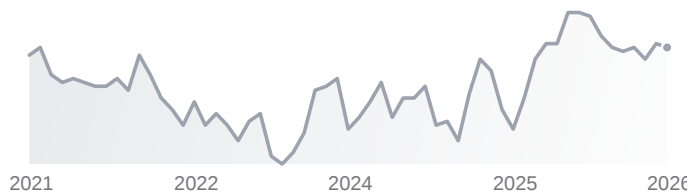
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

65 / 100

Sale prices

Median \$406K · Average \$494K

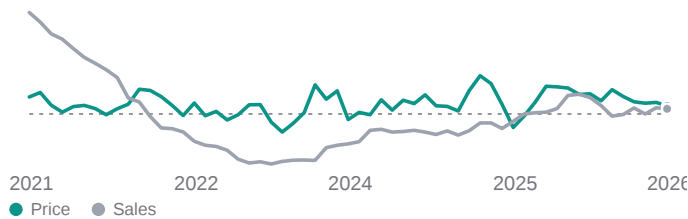


Growth (year over year)

Price +5.3% · Sales +3.4%

Price per square foot

\$320/ft²

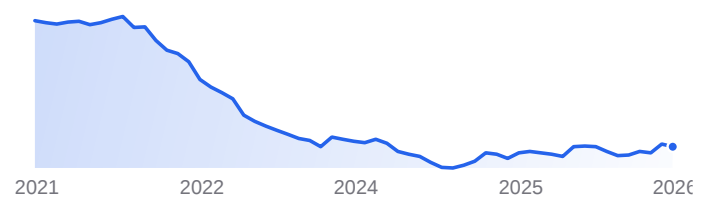
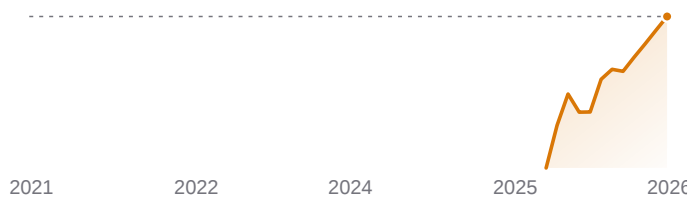


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

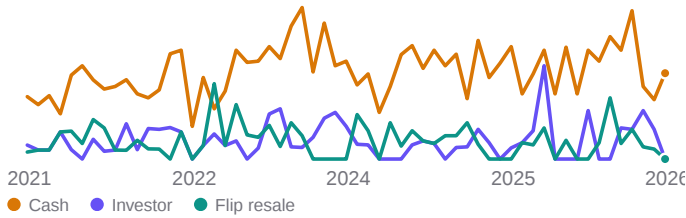
3.9%



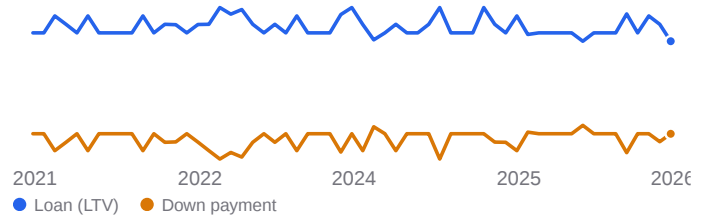
BUYERS & OUTCOMES

Buyer mix

Cash 26% · Investor 0% · Flip resale 0%

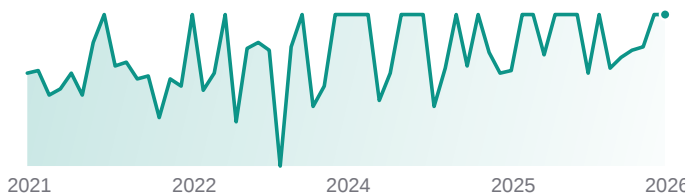


Financing (share of purchase price) Loan (LTV) 75% · Down payment 20%



Sellers who sold at a gain

100%



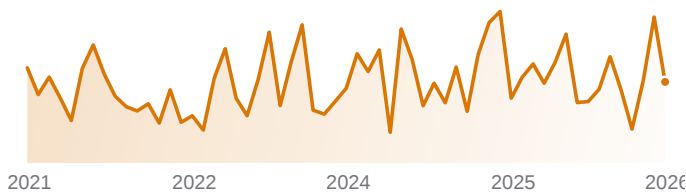
Typical hold before selling

9.2 yrs



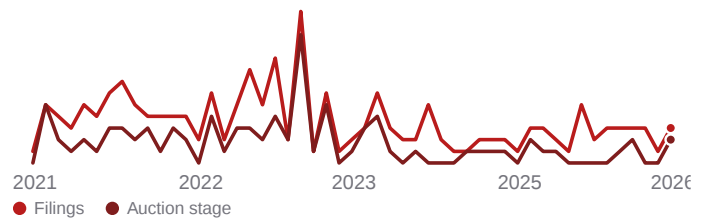
Median annualized return at resale

+4.2%



Preforeclosure filings

Filings 3 · Auction stage 2



HOUSING STOCK

Homes	6,988
Median value (AVM)	\$395K
Median size	1,454 ft²
Median bedrooms	3
Median year built	1977
Single family	73%
Condos	21%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	49%
Underwater (LTV 125% or more)	1.7%
Owner occupied	89%
Company owned	20%
Median loan-to-value	51%

Typical ownership tenure

10.5 yrs

COMMUNITY

Population	24,433
Density	4,883 / mi ²
Median household income	\$88K
Average household income	\$125K
Crime index (US avg 100)	130
Air pollution index (US avg 100)	119
Earthquake index (US avg 100)	52
Homes occupied	95%
Bachelor's or higher	29%
Poverty rate	9.1%
Unemployment	1.3%
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.