

Winfield

City · IL · Illinois > DuPage County

SELLER'S MARKET

\$457K

MEDIAN SALE PRICE

+6.8%

1-YR CHANGE

183

SALES (12 MO)

\$488K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 66 / 100



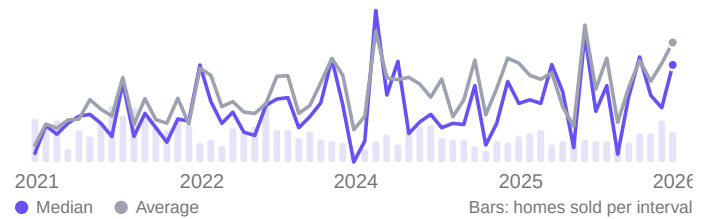
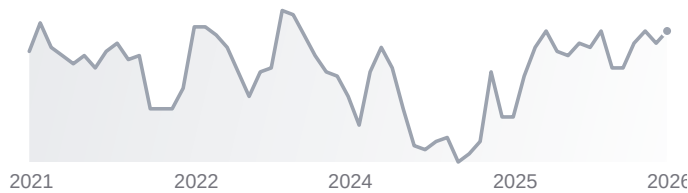
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

66 / 100

Sale prices

Median \$512K · Average \$563K

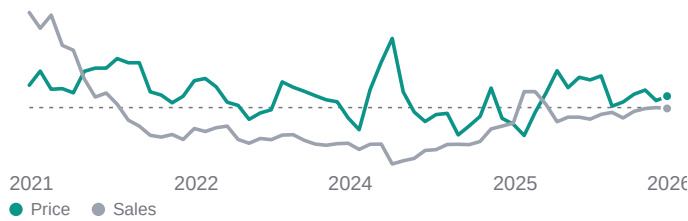


Growth (year over year)

Price +6.8% · Sales -0.5%

Price per square foot

\$287/ft²

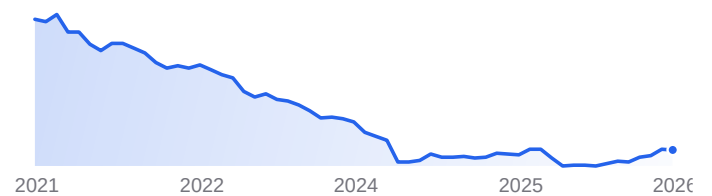
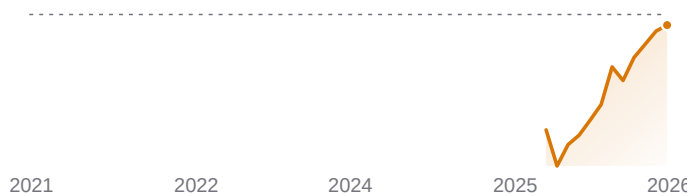


Sale premium vs estimated value

-0.3%

Annual turnover (share of homes sold)

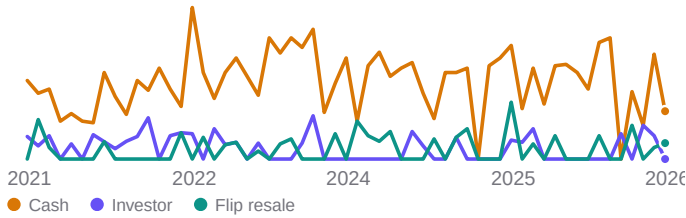
4.1%



BUYERS & OUTCOMES

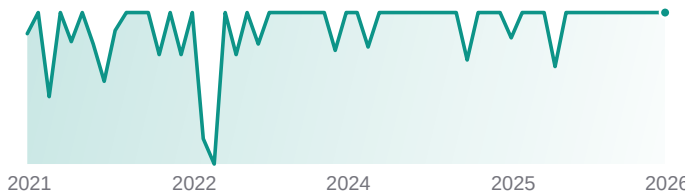
Buyer mix

Cash 16% · Investor 0% · Flip resale 5.3%



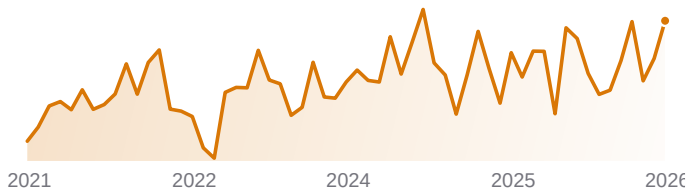
Sellers who sold at a gain

100%

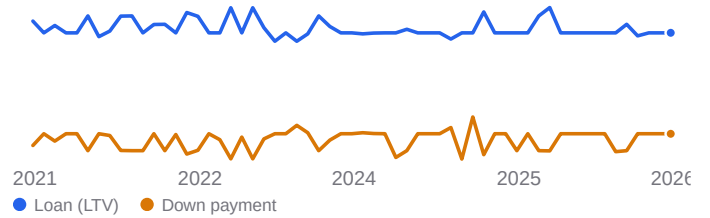


Median annualized return at resale

+7.6%

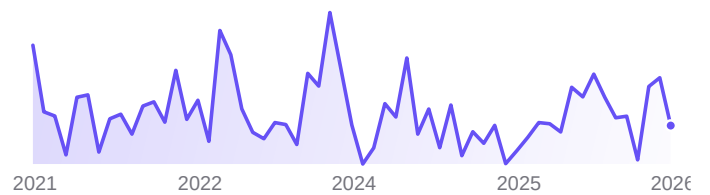


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



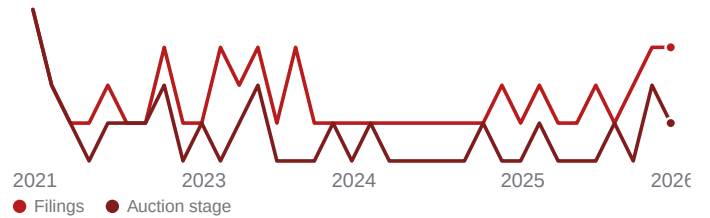
Typical hold before selling

6.9 yrs



Preforeclosure filings

Filings 3 · Auction stage 1



HOUSING STOCK

Homes	4,484
Median value (AVM)	\$488K
Median size	1,812 ft²
Median bedrooms	4
Median year built	1987
Single family	99%
Condos	0.8%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	50%
Underwater (LTV 125% or more)	1.6%
Owner occupied	96%
Company owned	20%
Median loan-to-value	50%

Typical ownership tenure

9.2 yrs

COMMUNITY

Population	9,879
Density	3,197 / mi ²
Median household income	\$138K
Average household income	\$158K
Crime index (US avg 100)	63
Air pollution index (US avg 100)	114
Earthquake index (US avg 100)	54
Homes occupied	97%
Bachelor's or higher	33%
Poverty rate	3.1%
Unemployment	1.6%
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.