

Addison 60101

ZIP code · IL · Illinois > DuPage County > Addison

SELLER'S MARKET

\$402K

MEDIAN SALE PRICE

+8.6%

1-YR CHANGE

352

SALES (12 MO)

\$363K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 69 / 100

Buyer's market

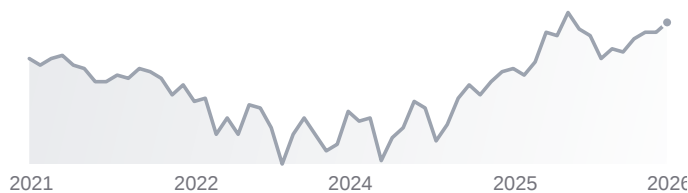
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

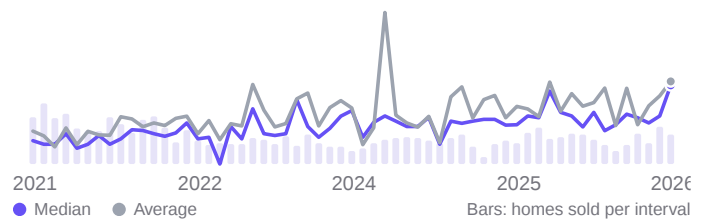
Market temperature (0–100)

69 / 100



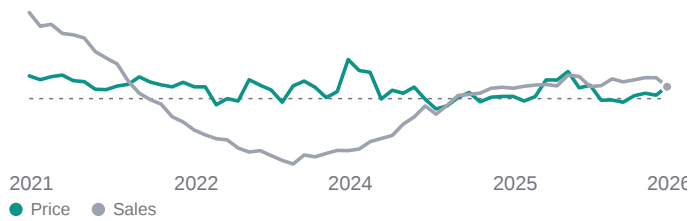
Sale prices

Median \$466K · Average \$477K



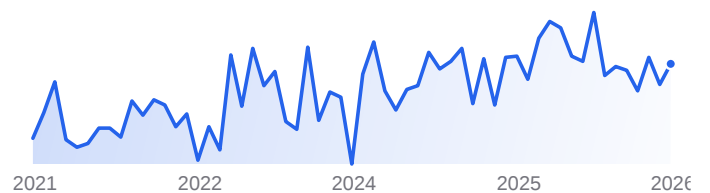
Growth (year over year)

Price +8.6% · Sales +8.3%



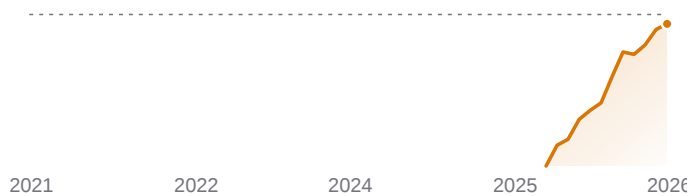
Price per square foot

\$245/ft²



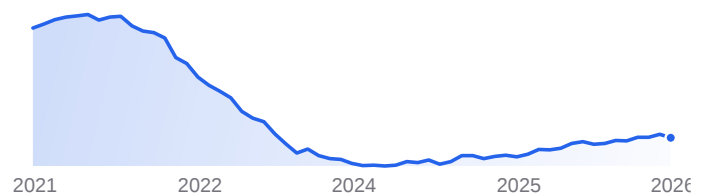
Sale premium vs estimated value

-0.4%



Annual turnover (share of homes sold)

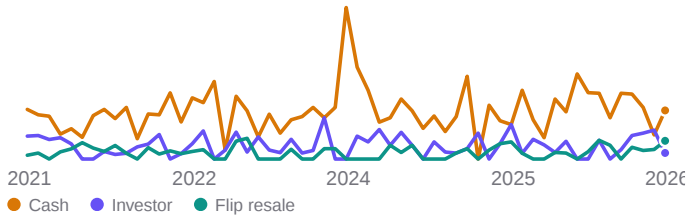
3.5%



BUYERS & OUTCOMES

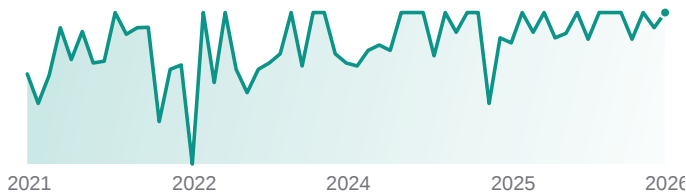
Buyer mix

Cash 24% · Investor 2.9% · Flip resale 8.8%



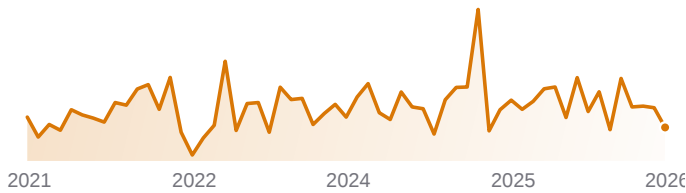
Sellers who sold at a gain

100%

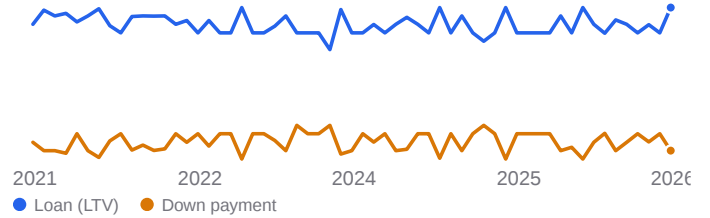


Median annualized return at resale

+2.8%

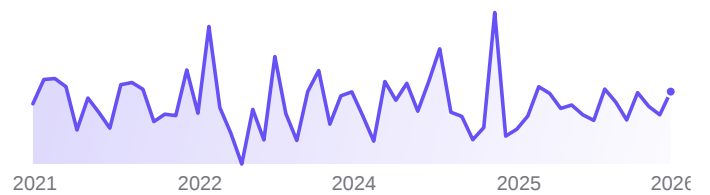


Financing (share of purchase price) Loan (LTV) 95% · Down payment 10%



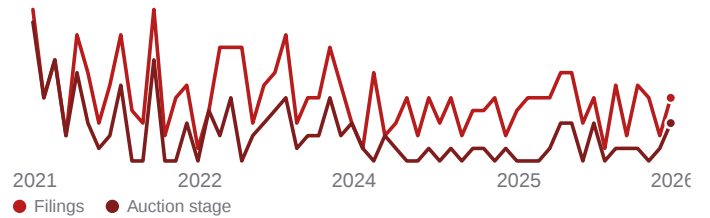
Typical hold before selling

9.8 yrs



Preforeclosure filings

Filings 5 · Auction stage 3



HOUSING STOCK

Homes	10,016
Median value (AVM)	\$363K
Median size	1,440 ft²
Median bedrooms	3
Median year built	1968
Single family	89%
Condos	4.2%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	46%
Underwater (LTV 125% or more)	2.0%
Owner occupied	93%
Company owned	14%
Median loan-to-value	54%

Typical ownership tenure

11.2 yrs

COMMUNITY

Population	39,086
Density	3,221 / mi²
Median household income	\$80K
Average household income	\$101K
Crime index (US avg 100)	96
Air pollution index (US avg 100)	124
Earthquake index (US avg 100)	50
Homes occupied	97%
Bachelor's or higher	15%
Poverty rate	10.2%
Unemployment	1.5%
Average temp	49°F
Annual precip	37 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.