

Itasca 60143

ZIP code · IL · Illinois · DuPage County > Itasca

SELLER'S MARKET

\$462K

MEDIAN SALE PRICE

+15.0%

1-YR CHANGE

114

SALES (12 MO)

\$447K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 72 / 100



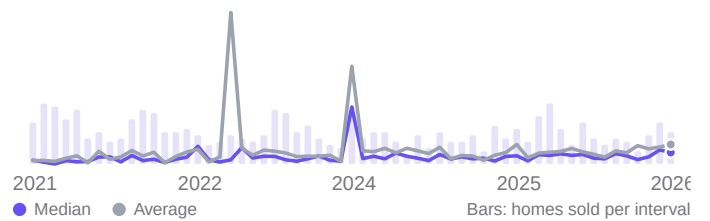
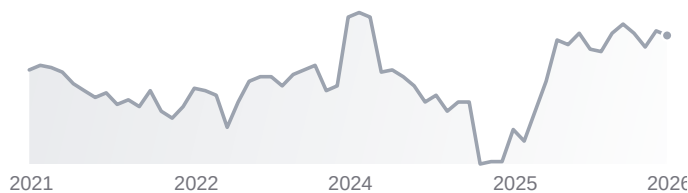
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

72 / 100

Sale prices

Median \$470K · Average \$590K

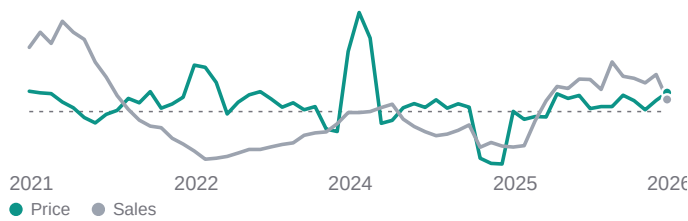


Growth (year over year)

Price +15.0% · Sales +9.6%

Price per square foot

\$230/ft²

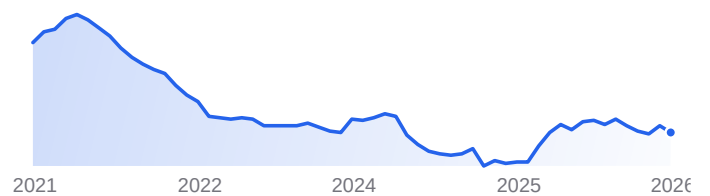
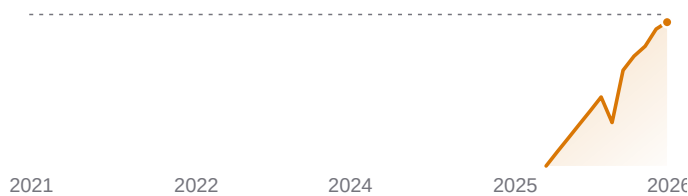


Sale premium vs estimated value

-0.2%

Annual turnover (share of homes sold)

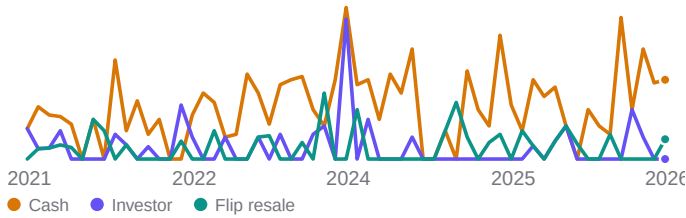
3.6%



BUYERS & OUTCOMES

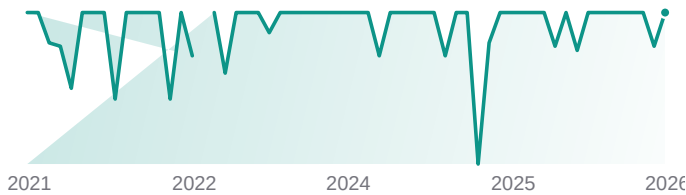
Buyer mix

Cash 40% · Investor 0% · Flip resale 10%



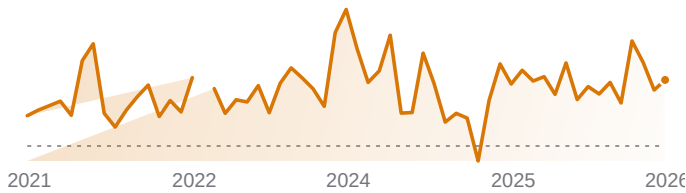
Sellers who sold at a gain

100%

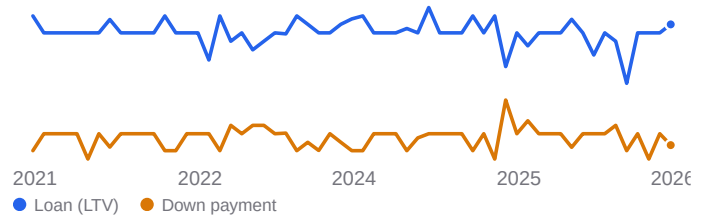


Median annualized return at resale

+4.2%

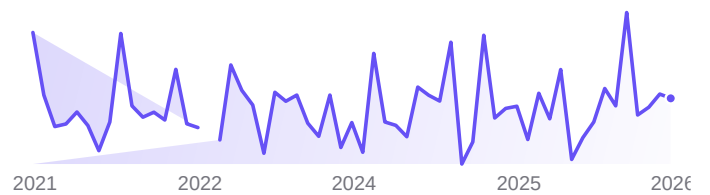


Financing (share of purchase price) Loan (LTV) 85% · Down payment 13%



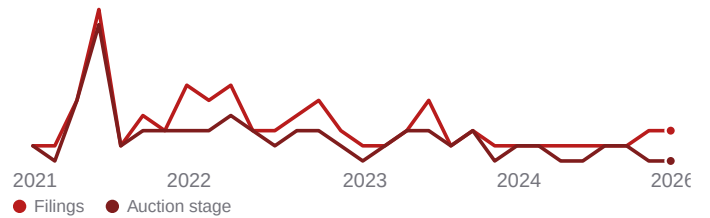
Typical hold before selling

8.7 yrs



Preforeclosure filings

Filings 2 · Auction stage 0



HOUSING STOCK

Homes	3,209
Median value (AVM)	\$447K
Median size	1,850 ft²
Median bedrooms	3
Median year built	1975
Single family	93%
Condos	3.5%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	46%
Underwater (LTV 125% or more)	3.9%
Owner occupied	97%
Company owned	20%
Median loan-to-value	54%

Typical ownership tenure

11.2 yrs

COMMUNITY

Population	10,952
Density	1,555 / mi ²
Median household income	\$118K
Average household income	\$160K
Crime index (US avg 100)	87
Air pollution index (US avg 100)	123
Earthquake index (US avg 100)	53
Homes occupied	95%
Bachelor's or higher	25%
Poverty rate	1.9%
Unemployment	1.4%
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.