

Villa Park 60181

ZIP code · IL · Illinois > DuPage County > Villa Park

SELLER'S MARKET

\$377K

MEDIAN SALE PRICE

+4.0%

1-YR CHANGE

319

SALES (12 MO)

\$353K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 64 / 100



MARKET TRENDS (5 YEARS)

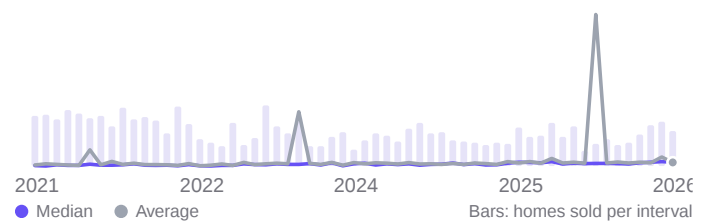
Market temperature (0–100)

64 / 100



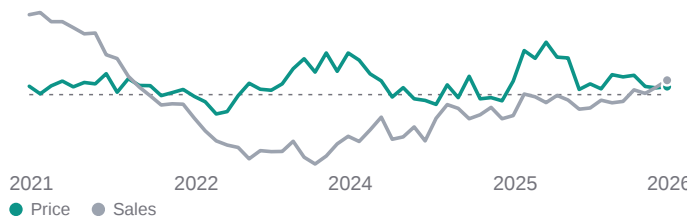
Sale prices

Median \$370K · Average \$364K



Growth (year over year)

Price +4.0% · Sales +7.0%



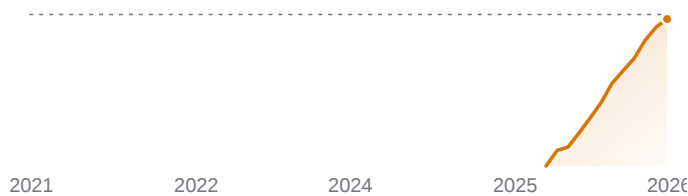
Price per square foot

\$274/ft²



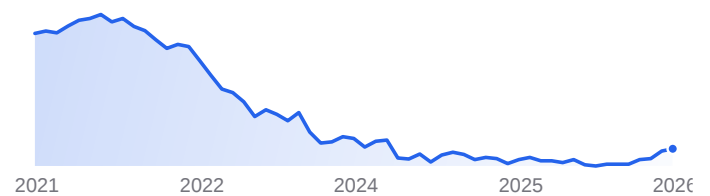
Sale premium vs estimated value

-0.1%



Annual turnover (share of homes sold)

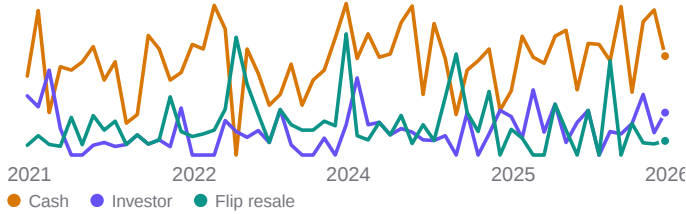
3.5%



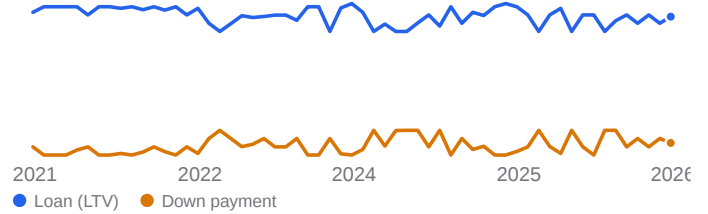
BUYERS & OUTCOMES

Buyer mix

Cash 23% · Investor 10% · Flip resale 3.3%

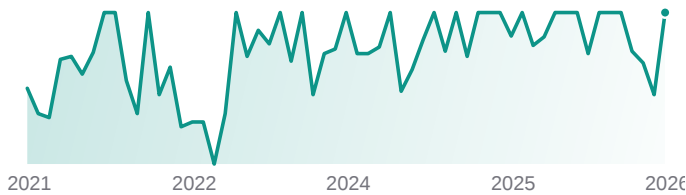


Financing (share of purchase price) Loan (LTV) 89% · Down payment 12%



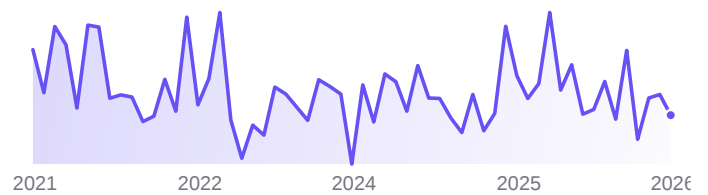
Sellers who sold at a gain

100%



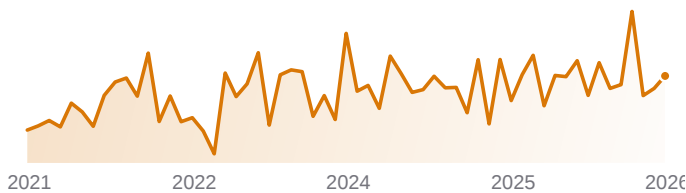
Typical hold before selling

6.0 yrs



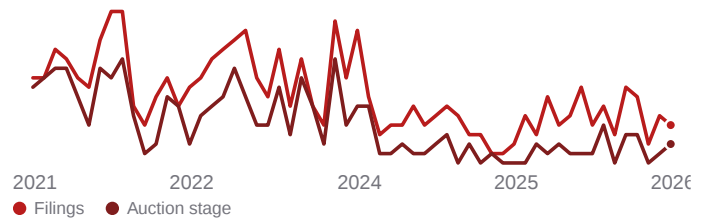
Median annualized return at resale

+5.5%



Preforeclosure filings

Filings 4 · Auction stage 2



HOUSING STOCK

Homes	9,140
Median value (AVM)	\$353K
Median size	1,235 ft²
Median bedrooms	3
Median year built	1958
Single family	74%
Condos	3.2%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	44%
Underwater (LTV 125% or more)	2.0%
Owner occupied	92%
Company owned	15%
Median loan-to-value	55%

Typical ownership tenure

11.0 yrs

COMMUNITY

Population	30,155
Density	4,620 / mi²
Median household income	\$89K
Average household income	\$108K
Crime index (US avg 100)	100
Air pollution index (US avg 100)	126
Earthquake index (US avg 100)	51
Homes occupied	94%
Bachelor's or higher	27%
Poverty rate	6.3%
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.