

West Chicago 60185

ZIP code · IL · Illinois · DuPage County · West Chicago

SELLER'S MARKET

\$413K

MEDIAN SALE PRICE

+11.2%

1-YR CHANGE

281

SALES (12 MO)

\$402K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 63 / 100

Buyer's market

Balanced

Seller's market

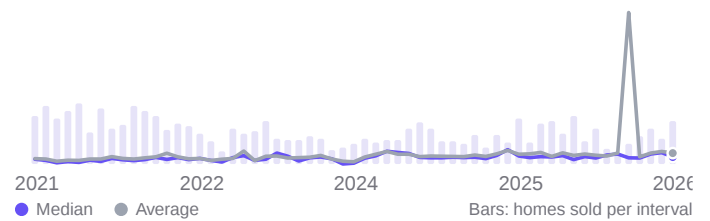
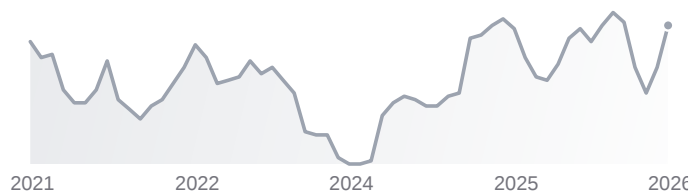
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

63 / 100

Sale prices

Median \$365K · Average \$442K

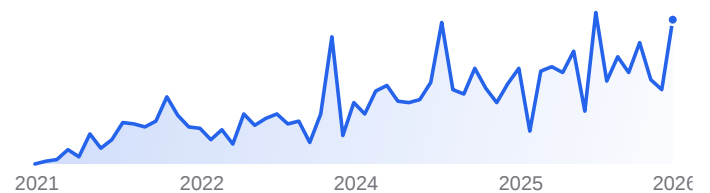
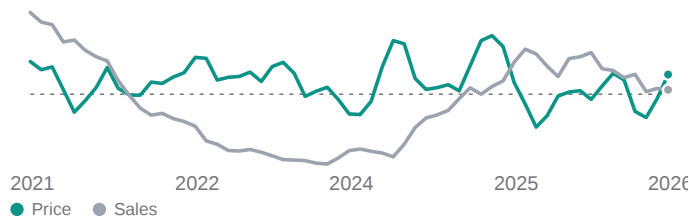


Growth (year over year)

Price +11.2% · Sales +2.6%

Price per square foot

\$261/ft²

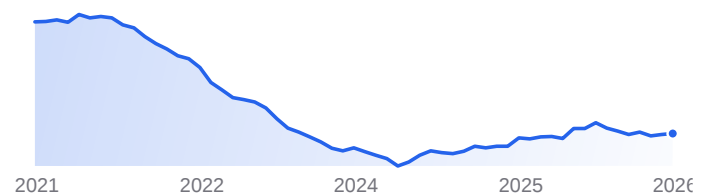
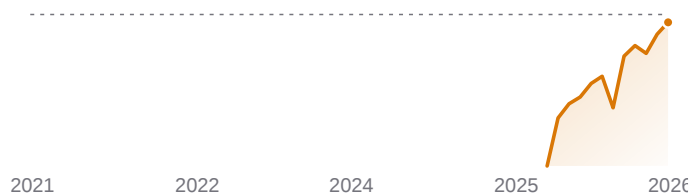


Sale premium vs estimated value

-0.2%

Annual turnover (share of homes sold)

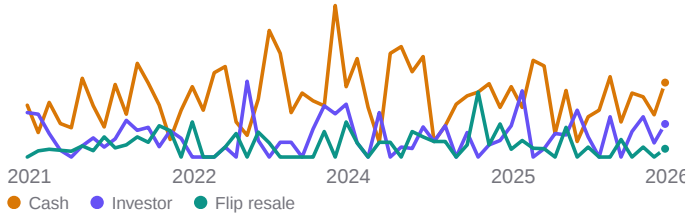
3.1%



BUYERS & OUTCOMES

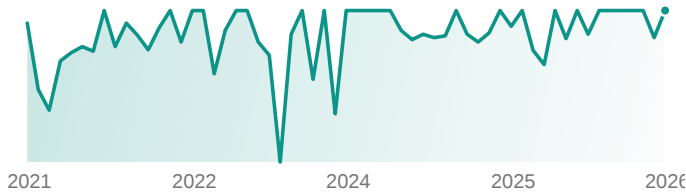
Buyer mix

Cash 26% · Investor 12% · Flip resale 2.9%



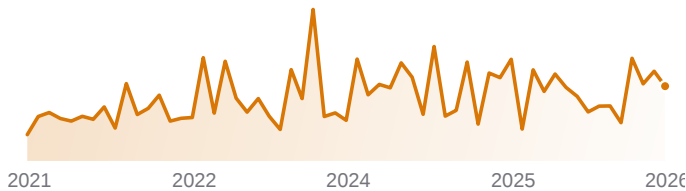
Sellers who sold at a gain

100%

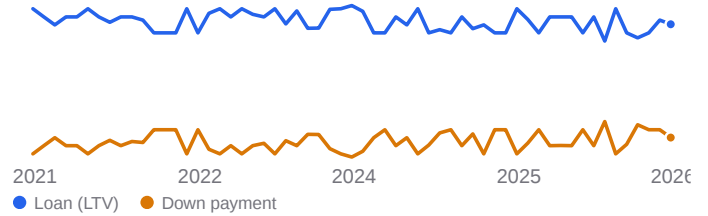


Median annualized return at resale

+4.8%

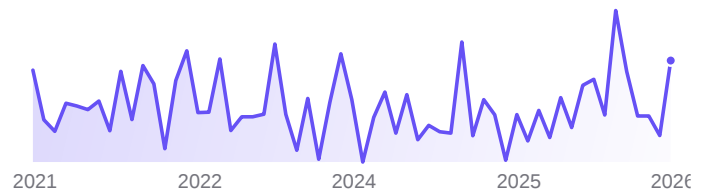


Financing (share of purchase price) Loan (LTV) 85% · Down payment 15%



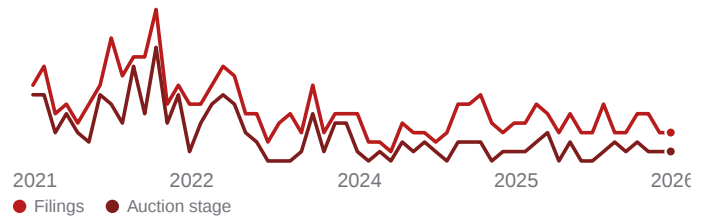
Typical hold before selling

15.1 yrs



Preforeclosure filings

Filings 3 · Auction stage 1



HOUSING STOCK

Homes	9,172
Median value (AVM)	\$402K
Median size	1,725 ft²
Median bedrooms	3
Median year built	1975
Single family	99%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	49%
Underwater (LTV 125% or more)	1.7%
Owner occupied	94%
Company owned	12%
Median loan-to-value	51%
Typical ownership tenure	12.8 yrs

COMMUNITY

Population	37,607
Density	1,201 / mi²
Median household income	\$95K
Average household income	\$120K
Crime index (US avg 100)	80
Air pollution index (US avg 100)	112
Earthquake index (US avg 100)	53
Homes occupied	96%
Bachelor's or higher	21%
Poverty rate	10.5%
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.