

Wheaton 60187

ZIP code · IL · Illinois > DuPage County > Wheaton

SELLER'S MARKET

\$551K

MEDIAN SALE PRICE

+5.6%

1-YR CHANGE

326

SALES (12 MO)

\$516K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 69 / 100

Buyer's market

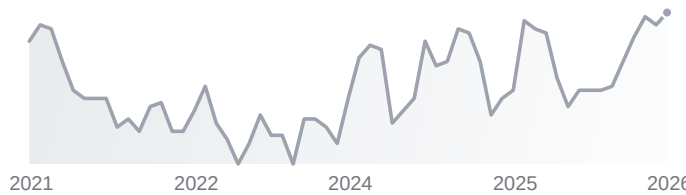
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

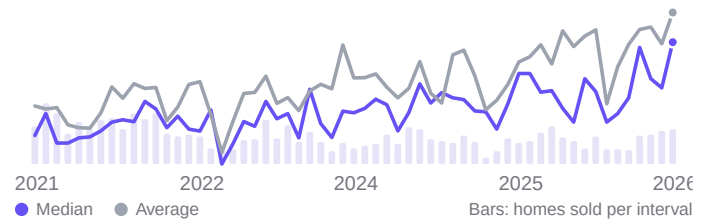
Market temperature (0–100)

69 / 100



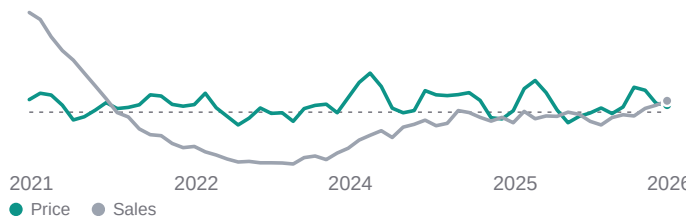
Sale prices

Median \$630K · Average \$715K



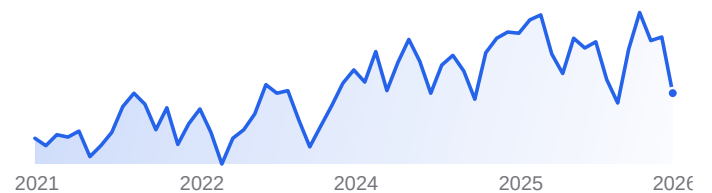
Growth (year over year)

Price +5.6% · Sales +9.0%



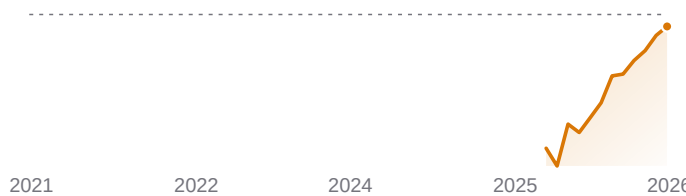
Price per square foot

\$260/ft²



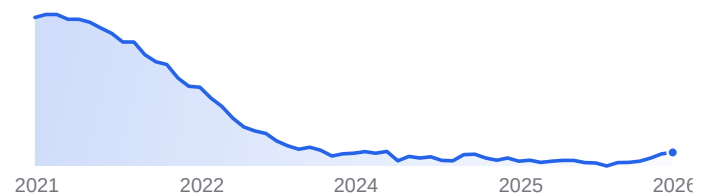
Sale premium vs estimated value

-0.4%



Annual turnover (share of homes sold)

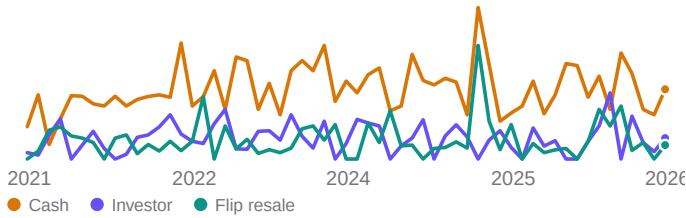
3.9%



BUYERS & OUTCOMES

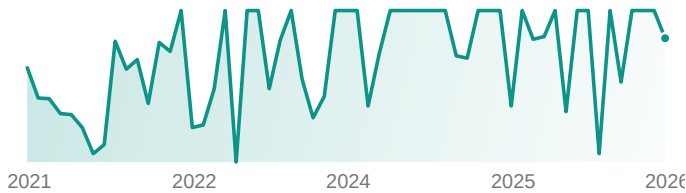
Buyer mix

Cash 26% · Investor 7.9% · Flip resale 5.3%



Sellers who sold at a gain

97%

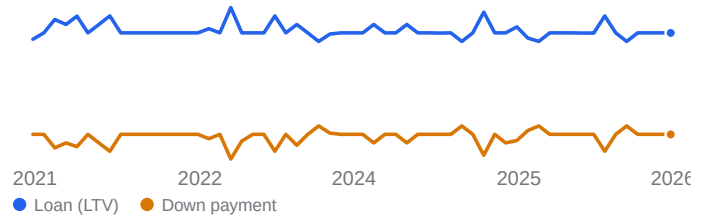


Median annualized return at resale

+4.9%

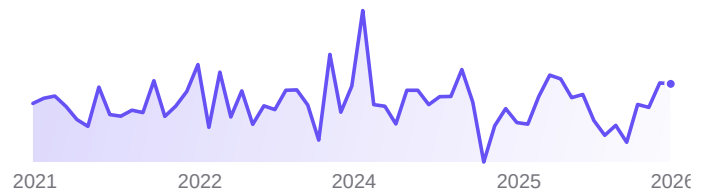


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



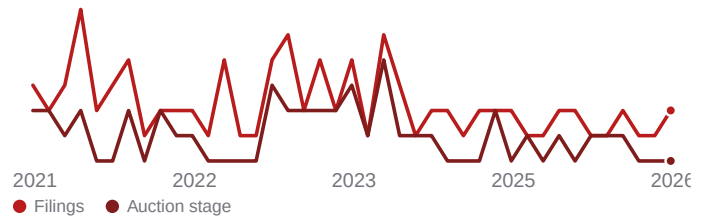
Typical hold before selling

9.9 yrs



Preforeclosure filings

Filings 2 · Auction stage 0



HOUSING STOCK

Homes	8,386
Median value (AVM)	\$516K
Median size	1,728 ft²
Median bedrooms	3
Median year built	1958
Single family	98%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	49%
Underwater (LTV 125% or more)	1.6%
Owner occupied	92%
Company owned	20%
Median loan-to-value	51%
Typical ownership tenure	9.8 yrs

COMMUNITY

Population	30,622
Density	4,613 / mi²
Median household income	\$121K
Average household income	\$160K
Crime index (US avg 100)	79
Air pollution index (US avg 100)	115
Earthquake index (US avg 100)	57
Homes occupied	95%
Bachelor's or higher	36%
Poverty rate	5.7%
Unemployment	1.4%
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.