

Carol Stream 60188

ZIP code · IL · Illinois · DuPage County · Carol Stream

BALANCED MARKET

\$352K

MEDIAN SALE PRICE

-5.7%

1-YR CHANGE

420

SALES (12 MO)

\$400K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 50 / 100



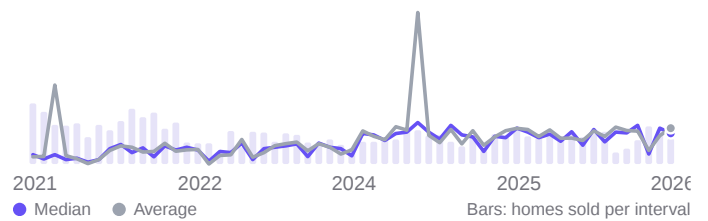
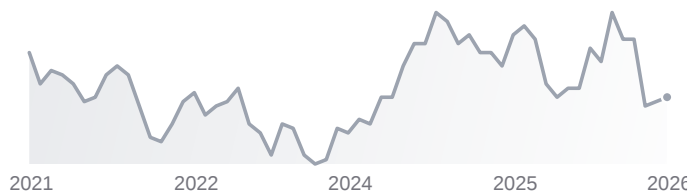
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

50 / 100

Sale prices

Median \$371K · Average \$390K

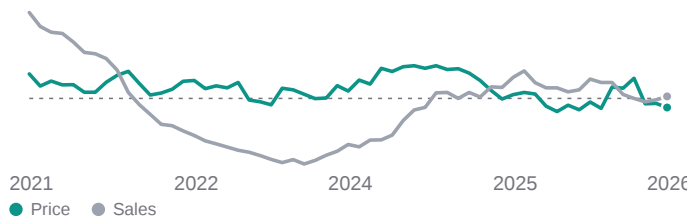


Growth (year over year)

Price -5.7% · Sales +1.2%

Price per square foot

\$220/ft²

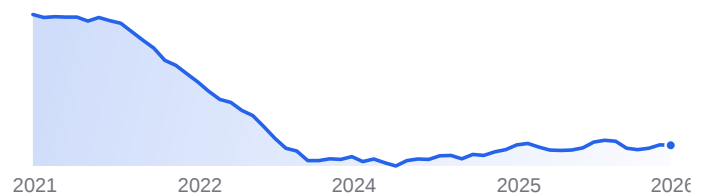
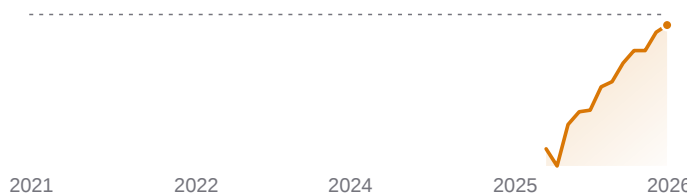


Sale premium vs estimated value

-0.3%

Annual turnover (share of homes sold)

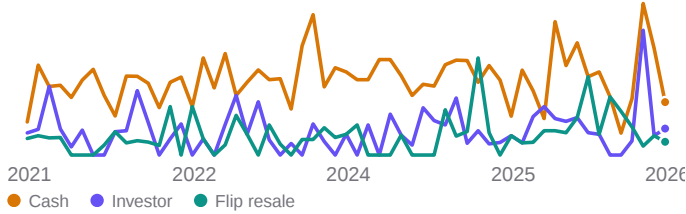
3.6%



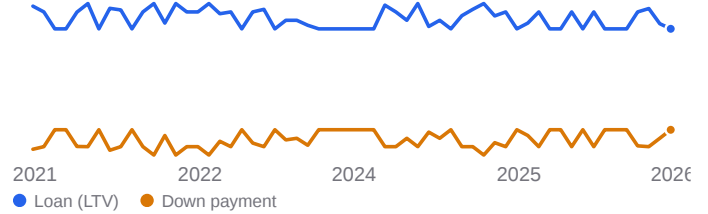
BUYERS & OUTCOMES

Buyer mix

Cash 12% · Investor 6.1% · Flip resale 3.0%

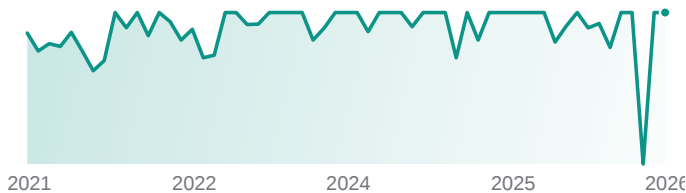


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



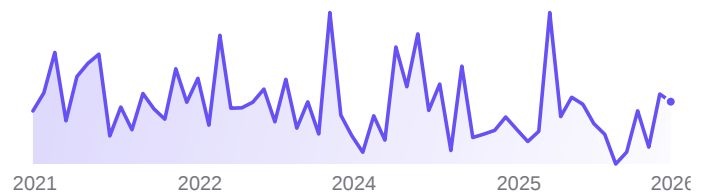
Sellers who sold at a gain

100%



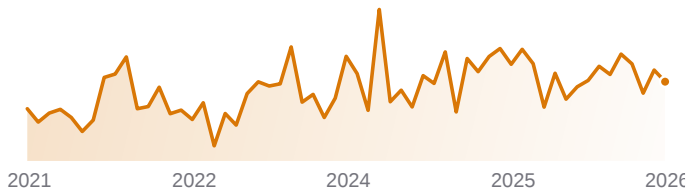
Typical hold before selling

9.7 yrs



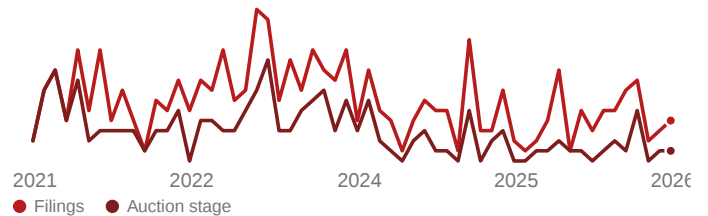
Median annualized return at resale

+4.9%



Preforeclosure filings

Filings 4 · Auction stage 1



HOUSING STOCK

Homes	11,817
Median value (AVM)	\$400K
Median size	1,613 ft²
Median bedrooms	3
Median year built	1987
Single family	83%
Condos	11%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	45%
Underwater (LTV 125% or more)	1.3%
Owner occupied	96%
Company owned	13%
Median loan-to-value	54%

Typical ownership tenure

11.0 yrs

COMMUNITY

Population	41,975
Density	4,139 / mi²
Median household income	\$103K
Average household income	\$123K
Crime index (US avg 100)	81
Air pollution index (US avg 100)	117
Earthquake index (US avg 100)	48
Homes occupied	96%
Bachelor's or higher	29%
Poverty rate	8.9%
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.