

Wheaton 60189

ZIP code · IL · Illinois · DuPage County · Wheaton

SELLER'S MARKET

\$496K

MEDIAN SALE PRICE

+9.5%

1-YR CHANGE

406

SALES (12 MO)

\$543K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 61 / 100



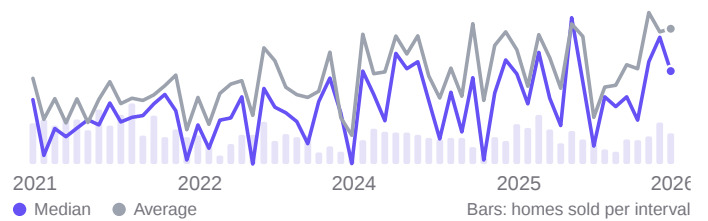
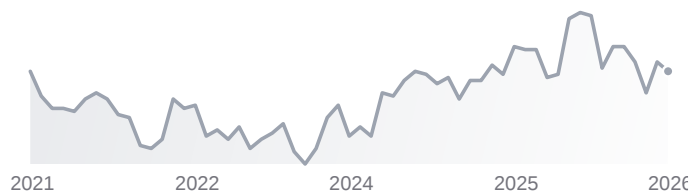
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

61 / 100

Sale prices

Median \$465K · Average \$555K

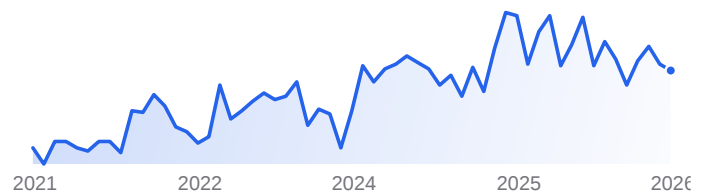
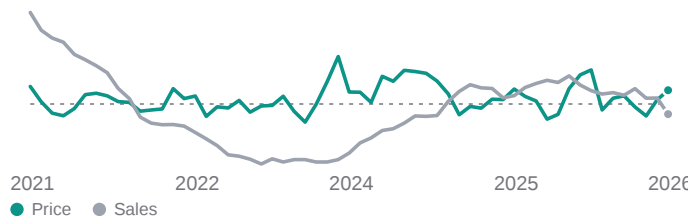


Growth (year over year)

Price +9.5% · Sales -6.9%

Price per square foot

\$239/ft²

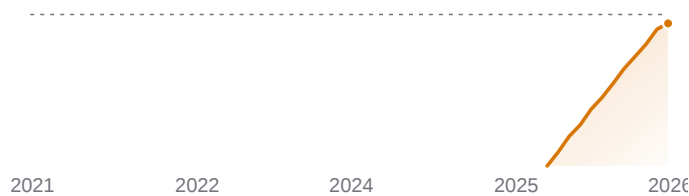


Sale premium vs estimated value

-0.4%

Annual turnover (share of homes sold)

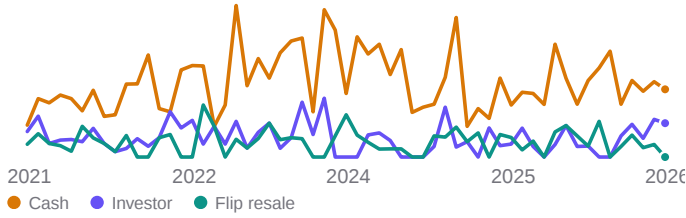
3.9%



BUYERS & OUTCOMES

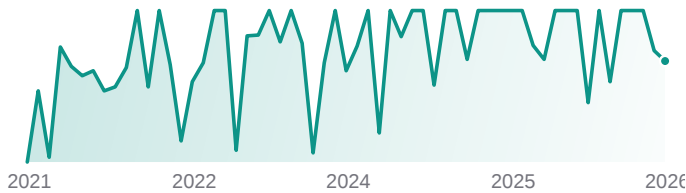
Buyer mix

Cash 20% · Investor 10% · Flip resale 0%



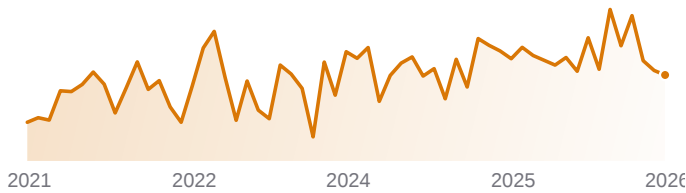
Sellers who sold at a gain

94%

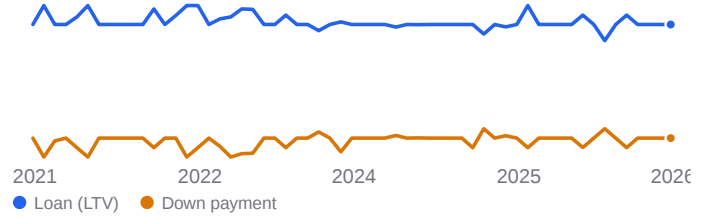


Median annualized return at resale

+4.4%

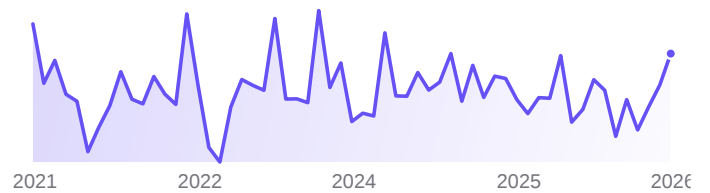


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



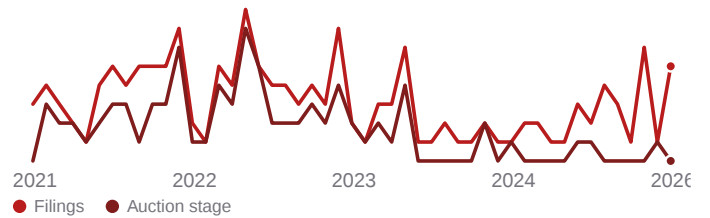
Typical hold before selling

11.9 yrs



Preforeclosure filings

Filings 5 · Auction stage 0



HOUSING STOCK

Homes	10,483
Median value (AVM)	\$543K
Median size	1,959 ft²
Median bedrooms	3
Median year built	1978
Single family	98%
Condos	2.1%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	48%
Underwater (LTV 125% or more)	1.5%
Owner occupied	93%
Company owned	20%
Median loan-to-value	52%

Typical ownership tenure

9.8 yrs

COMMUNITY

Population	27,971
Density	2,795 / mi²
Median household income	\$130K
Average household income	\$159K
Crime index (US avg 100)	74
Air pollution index (US avg 100)	117
Earthquake index (US avg 100)	52
Homes occupied	96%
Bachelor's or higher	38%
Poverty rate	5.4%
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.