

Berwyn 60402

ZIP code · IL · Illinois · Cook County · Berwyn

SELLER'S MARKET

\$352K

MEDIAN SALE PRICE

+9.3%

1-YR CHANGE

540

SALES (12 MO)

\$303K

MEDIAN VALUE (AVM)

Market temperature

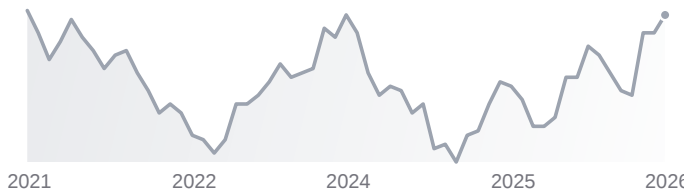
Seller's market · 64 / 100



MARKET TRENDS (5 YEARS)

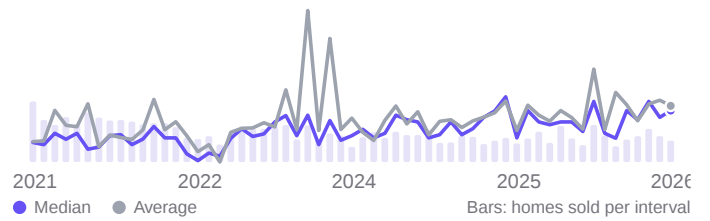
Market temperature (0–100)

64 / 100



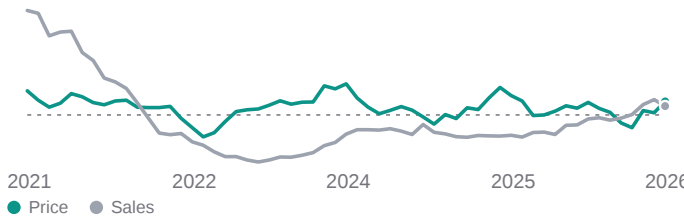
Sale prices

Median \$350K · Average \$360K



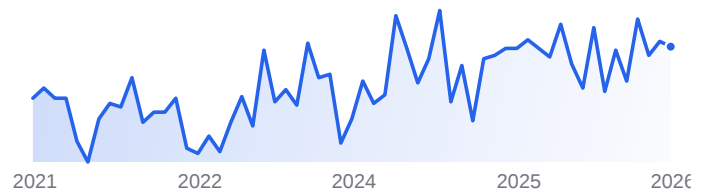
Growth (year over year)

Price +9.3% · Sales +6.1%



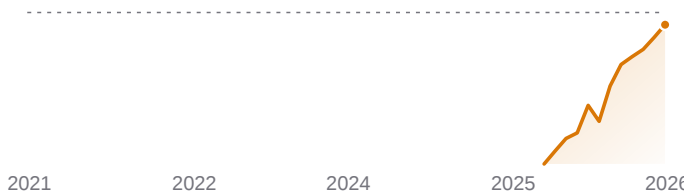
Price per square foot

\$229/ft²



Sale premium vs estimated value

-0.3%



Annual turnover (share of homes sold)

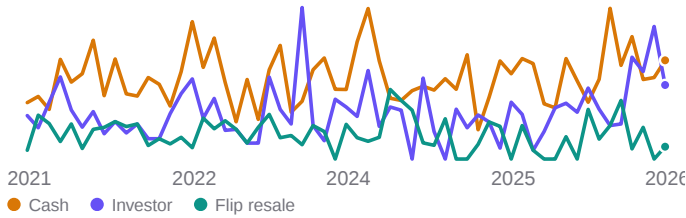
3.4%



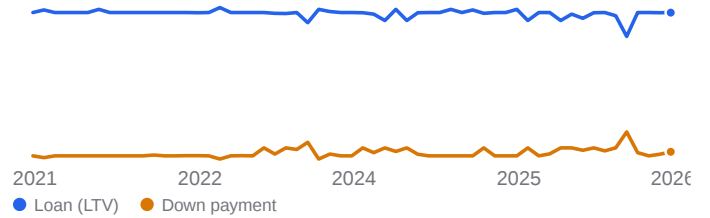
BUYERS & OUTCOMES

Buyer mix

Cash 21% · Investor 16% · Flip resale 2.6%

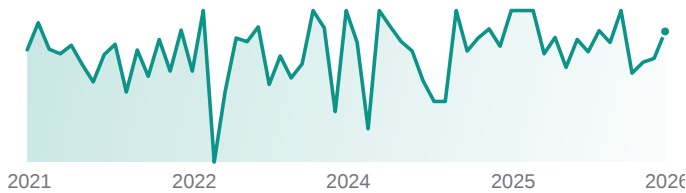


Financing (share of purchase price) Loan (LTV) 95% · Down payment 7.6%



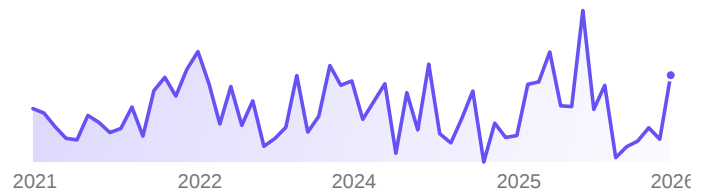
Sellers who sold at a gain

97%



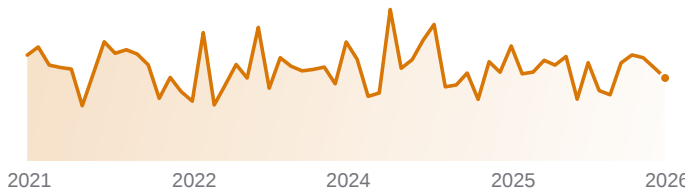
Typical hold before selling

10.6 yrs



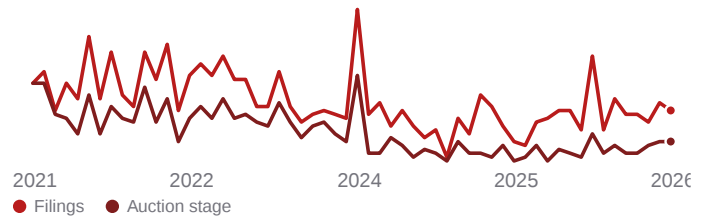
Median annualized return at resale

+4.8%



Preforeclosure filings

Filings 14 · Auction stage 6



HOUSING STOCK

Homes	16,107
Median value (AVM)	\$303K
Median size	1,350 ft²
Median bedrooms	3
Median year built	1927
Single family	75%
Condos	5.3%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	39%
Underwater (LTV 125% or more)	2.2%
Owner occupied	88%
Company owned	11%
Median loan-to-value	60%

Typical ownership tenure

12.1 yrs

COMMUNITY

Population	61,929
Density	10,926 / mi²
Median household income	\$71K
Average household income	\$93K
Crime index (US avg 100)	71
Air pollution index (US avg 100)	126
Earthquake index (US avg 100)	46
Homes occupied	94%
Bachelor's or higher	17%
Poverty rate	9.2%
Unemployment	1.8%
Average temp	50°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.