

Bolingbrook 60440

ZIP code · IL · Illinois · Will County · Bolingbrook

SELLER'S MARKET

\$324K

MEDIAN SALE PRICE

+4.0%

1-YR CHANGE

578

SALES (12 MO)

\$329K

MEDIAN VALUE (AVM)

Market temperature

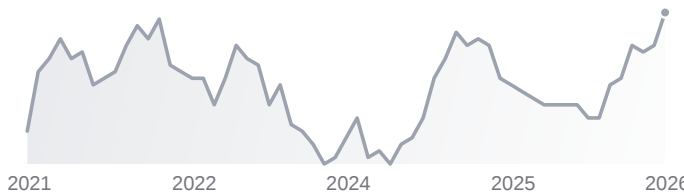
Seller's market · 68 / 100



MARKET TRENDS (5 YEARS)

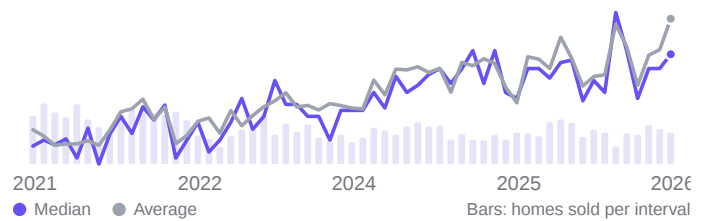
Market temperature (0–100)

68 / 100



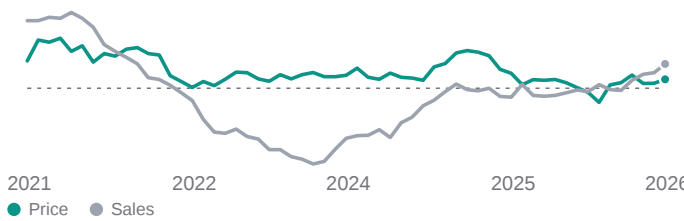
Sale prices

Median \$332K · Average \$362K



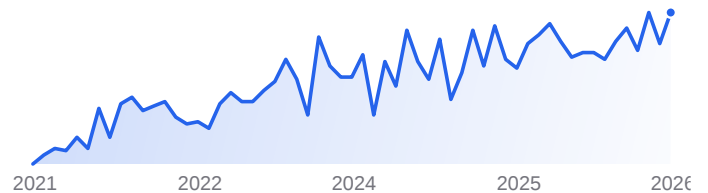
Growth (year over year)

Price +4.0% · Sales +10.7%



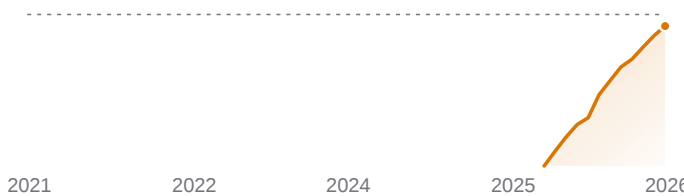
Price per square foot

\$221/ft²



Sale premium vs estimated value

-0.3%



Annual turnover (share of homes sold)

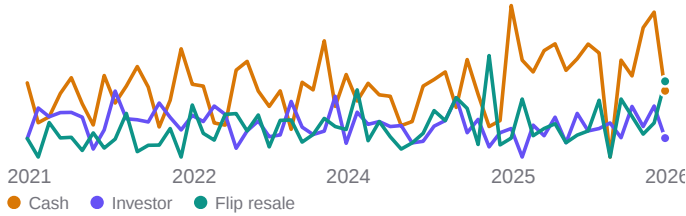
3.8%



BUYERS & OUTCOMES

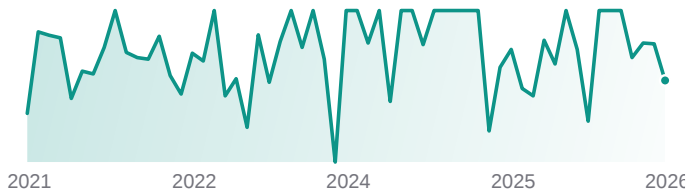
Buyer mix

Cash 16% · Investor 4.4% · Flip resale 18%



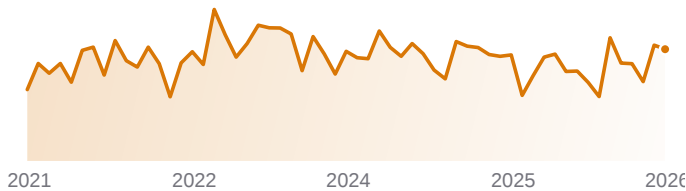
Sellers who sold at a gain

95%

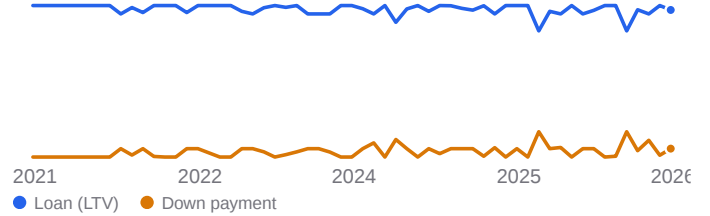


Median annualized return at resale

+6.6%

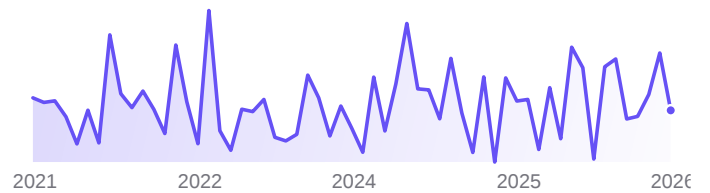


Financing (share of purchase price) Loan (LTV) 92% · Down payment 10%



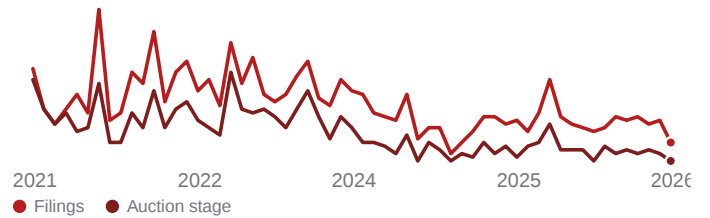
Typical hold before selling

7.9 yrs



Preforeclosure filings

Filings 5 · Auction stage 0



HOUSING STOCK

Homes	15,137
Median value (AVM)	\$329K
Median size	1,570 ft²
Median bedrooms	3
Median year built	1975
Single family	87%
Condos	5.5%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	45%
Underwater (LTV 125% or more)	1.2%
Owner occupied	82%
Company owned	13%
Median loan-to-value	54%

Typical ownership tenure

13.9 yrs

COMMUNITY

Population	55,981
Density	3,322 / mi²
Median household income	\$87K
Average household income	\$109K
Crime index (US avg 100)	80
Air pollution index (US avg 100)	112
Earthquake index (US avg 100)	52
Homes occupied	97%
Bachelor's or higher	21%
Poverty rate	8.9%
Unemployment	1.7%
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.