

Romeoville 60446

ZIP code · IL · Illinois · Will County · Romeoville

BALANCED MARKET

\$319K

MEDIAN SALE PRICE

+6.1%

1-YR CHANGE

415

SALES (12 MO)

\$319K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 55 / 100



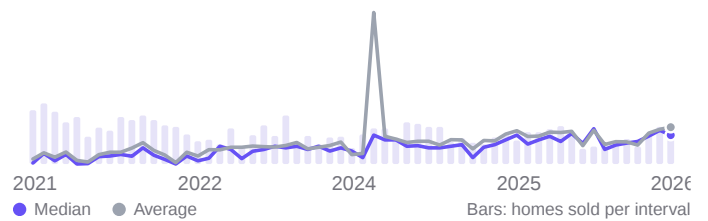
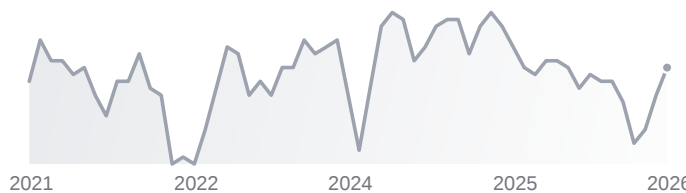
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

55 / 100

Sale prices

Median \$315K · Average \$340K

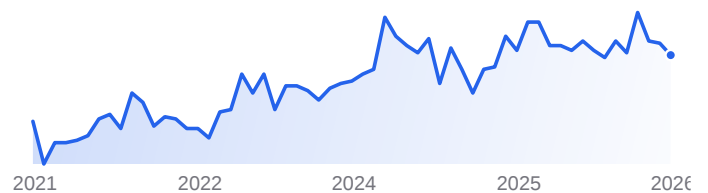
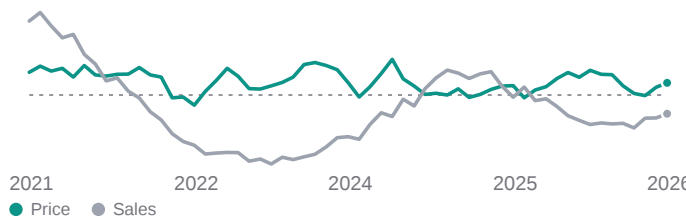


Growth (year over year)

Price +6.1% · Sales -9.4%

Price per square foot

\$195/ft²

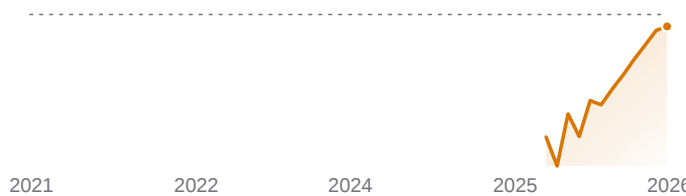


Sale premium vs estimated value

-0.4%

Annual turnover (share of homes sold)

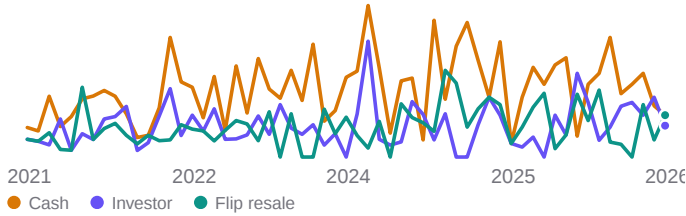
3.4%



BUYERS & OUTCOMES

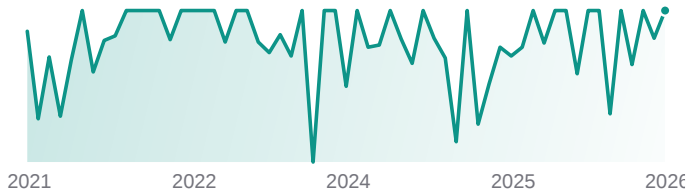
Buyer mix

Cash 10% · Investor 7.5% · Flip resale 10%



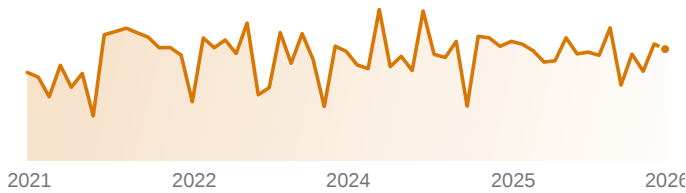
Sellers who sold at a gain

100%

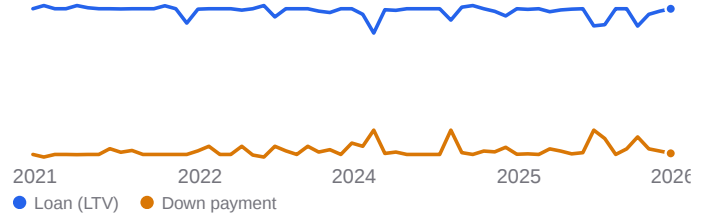


Median annualized return at resale

+6.1%

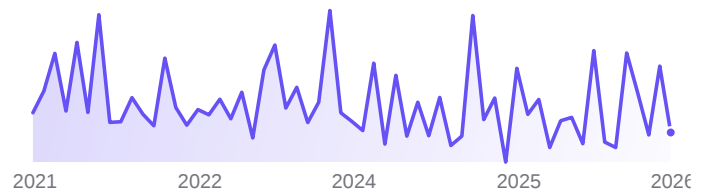


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.6%



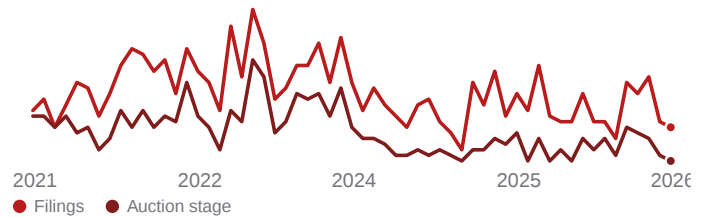
Typical hold before selling

6.2 yrs



Preforeclosure filings

Filings 6 · Auction stage 0



HOUSING STOCK

Homes	12,132
Median value (AVM)	\$319K
Median size	1,604 ft²
Median bedrooms	3
Median year built	1999
Single family	93%
Condos	5.3%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	40%
Underwater (LTV 125% or more)	1.1%
Owner occupied	86%
Company owned	11%
Median loan-to-value	56%

Typical ownership tenure

12.4 yrs

COMMUNITY

Population	39,107
Density	1,926 / mi²
Median household income	\$93K
Average household income	\$109K
Crime index (US avg 100)	65
Air pollution index (US avg 100)	101
Earthquake index (US avg 100)	56
Homes occupied	96%
Bachelor's or higher	17%
Poverty rate	5.6%
Unemployment	1.8%
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.