

Wilmington 60481

ZIP code · IL · Illinois · Will County · Wilmington

SELLER'S MARKET

\$276K

MEDIAN SALE PRICE

+12.6%

1-YR CHANGE

186

SALES (12 MO)

\$263K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 68 / 100

Buyer's market

Balanced

Seller's market

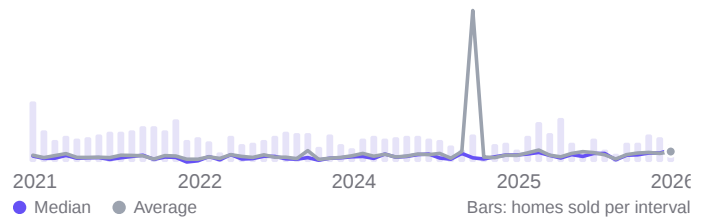
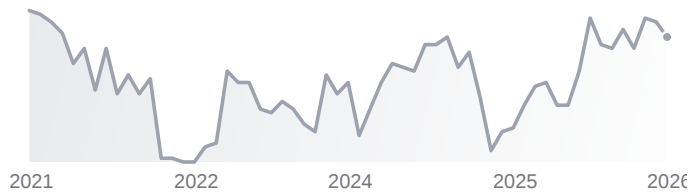
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

68 / 100

Sale prices

Median \$310K · Average \$285K

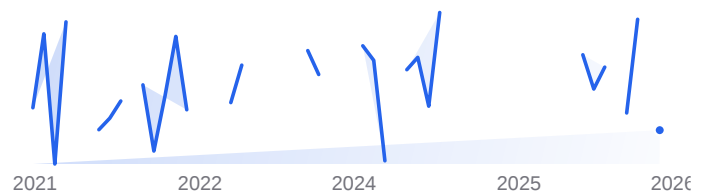
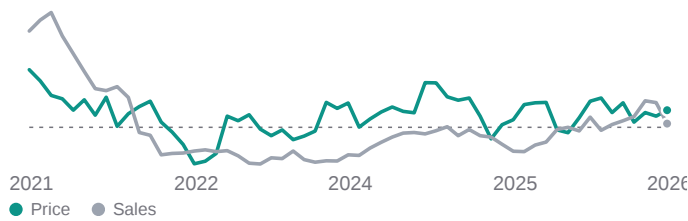


Growth (year over year)

Price +12.6% · Sales +2.8%

Price per square foot

\$105/ft²

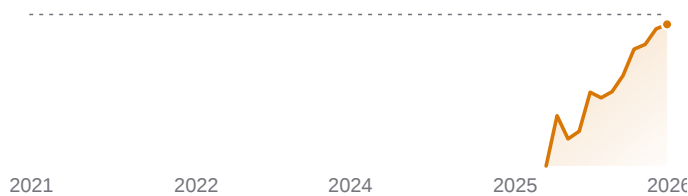


Sale premium vs estimated value

-0.5%

Annual turnover (share of homes sold)

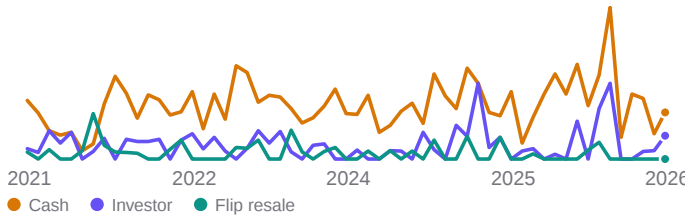
4.3%



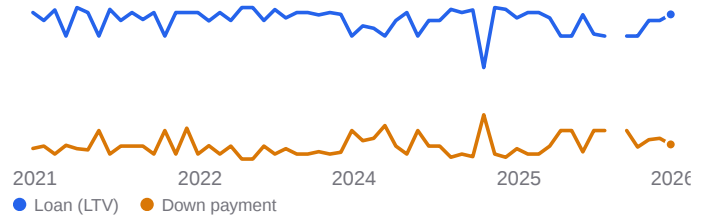
BUYERS & OUTCOMES

Buyer mix

Cash 31% · Investor 15% · Flip resale 0%

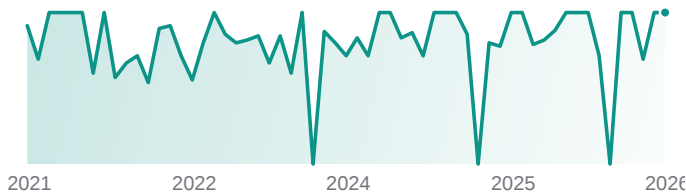


Financing (share of purchase price) Loan (LTV) 94% · Down payment 11%



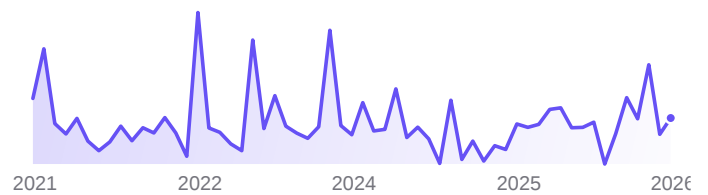
Sellers who sold at a gain

100%



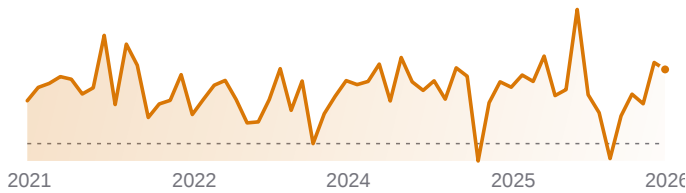
Typical hold before selling

6.9 yrs



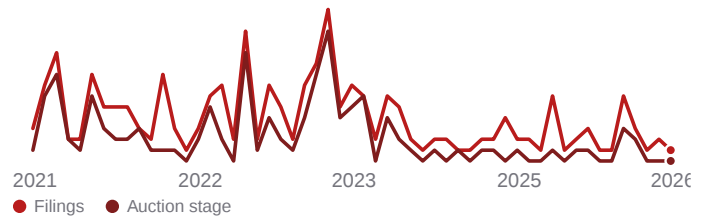
Median annualized return at resale

+7.8%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	4,375
Median value (AVM)	\$263K
Median size	1,709 ft²
Median bedrooms	3
Median year built	1992
Single family	96%
Condos	3.0%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	55%
Underwater (LTV 125% or more)	2.0%
Owner occupied	72%
Company owned	18%
Median loan-to-value	46%

Typical ownership tenure

12.6 yrs

COMMUNITY

Population	11,670
Density	88 / mi²
Median household income	\$80K
Average household income	\$97K
Crime index (US avg 100)	158
Air pollution index (US avg 100)	73
Earthquake index (US avg 100)	46
Homes occupied	89%
Bachelor's or higher	11%
Poverty rate	8.8%
Unemployment	1.6%
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.