

Bolingbrook 60490

ZIP code · IL · Illinois · Will County · Bolingbrook

SELLER'S MARKET

\$484K

MEDIAN SALE PRICE

+3.6%

1-YR CHANGE

269

SALES (12 MO)

\$498K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 71 / 100

Buyer's market

Balanced

Seller's market

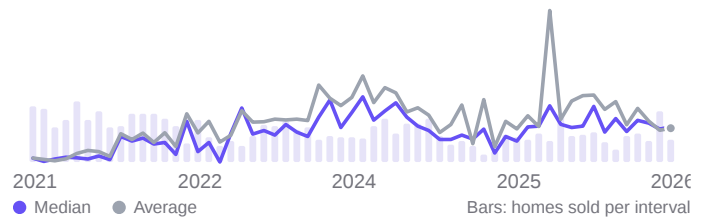
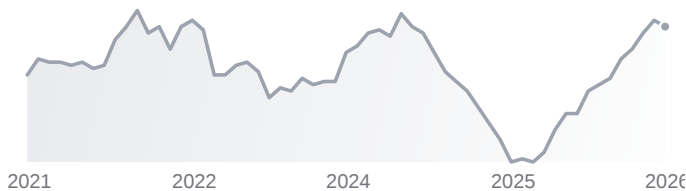
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

71 / 100

Sale prices

Median \$483K · Average \$478K

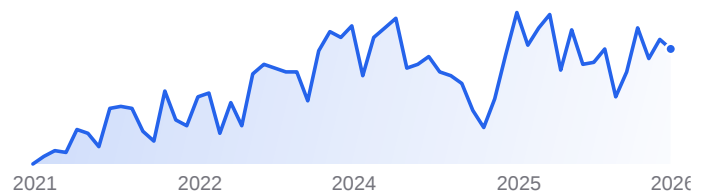
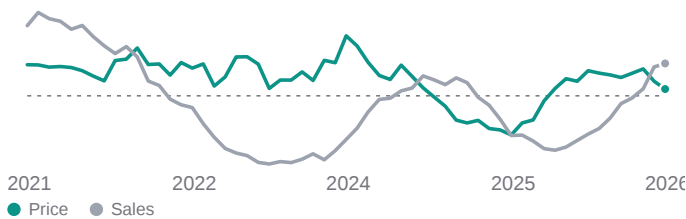


Growth (year over year)

Price +3.6% · Sales +17.5%

Price per square foot

\$216/ft²

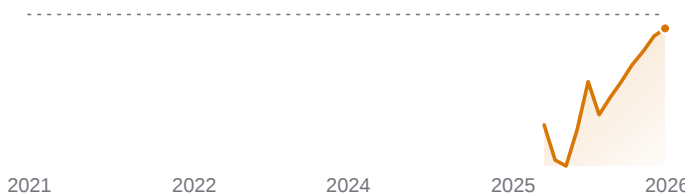


Sale premium vs estimated value

-0.2%

Annual turnover (share of homes sold)

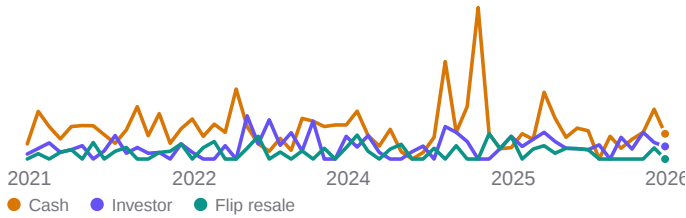
3.9%



BUYERS & OUTCOMES

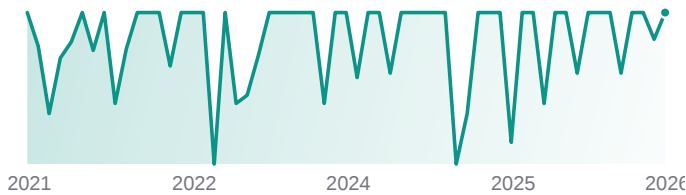
Buyer mix

Cash 11% · Investor 5.6% · Flip resale 0%



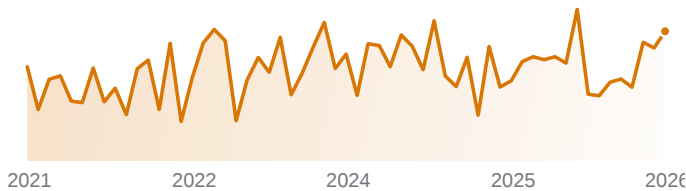
Sellers who sold at a gain

100%

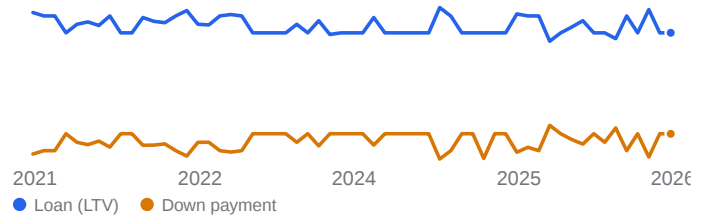


Median annualized return at resale

+6.6%

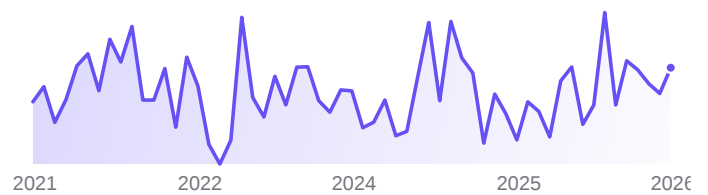


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



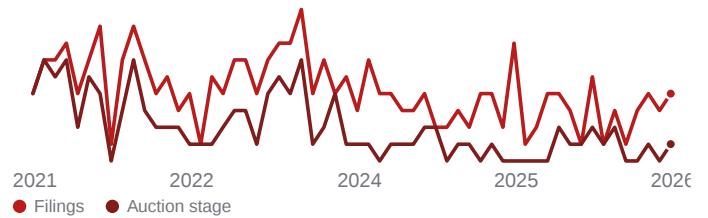
Typical hold before selling

10.8 yrs



Preforeclosure filings

Filings 4 · Auction stage 1



HOUSING STOCK

Homes	6,879
Median value (AVM)	\$498K
Median size	2,350 ft²
Median bedrooms	4
Median year built	2001
Single family	96%
Condos	3.2%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	43%
Underwater (LTV 125% or more)	1.4%
Owner occupied	87%
Company owned	15%
Median loan-to-value	55%

Typical ownership tenure

12.2 yrs

COMMUNITY

Population	20,943
Density	2,123 / mi²
Median household income	\$140K
Average household income	\$174K
Crime index (US avg 100)	23
Air pollution index (US avg 100)	100
Earthquake index (US avg 100)	51
Homes occupied	98%
Bachelor's or higher	34%
Poverty rate	4.6%
Unemployment	1.9%
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.