

Aurora 60504

ZIP code · IL · Illinois > DuPage County > Aurora

SELLER'S MARKET

\$368K

MEDIAN SALE PRICE

+2.8%

1-YR CHANGE

440

SALES (12 MO)

\$369K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 61 / 100



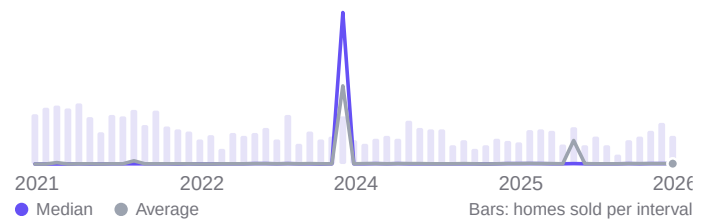
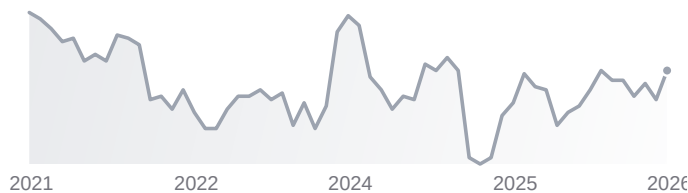
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

61 / 100

Sale prices

Median \$380K · Average \$359K

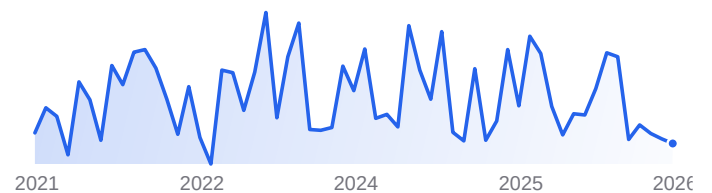
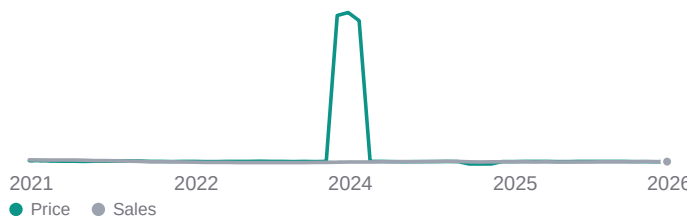


Growth (year over year)

Price +2.8% · Sales -0.9%

Price per square foot

\$209/ft²

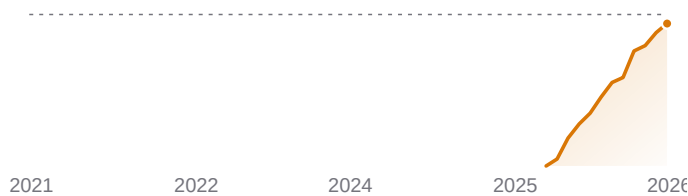


Sale premium vs estimated value

-0.2%

Annual turnover (share of homes sold)

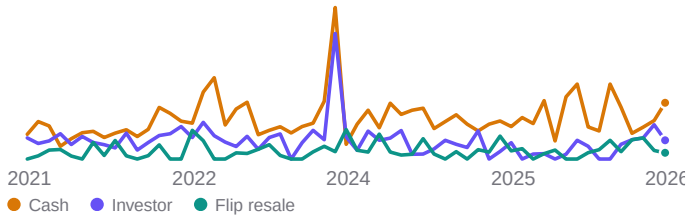
3.9%



BUYERS & OUTCOMES

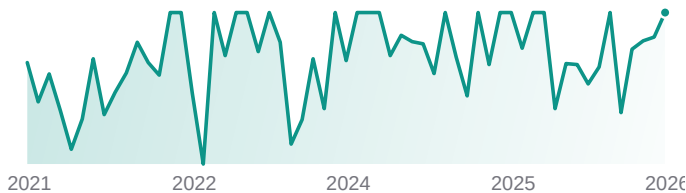
Buyer mix

Cash 23% · Investor 7.7% · Flip resale 2.6%



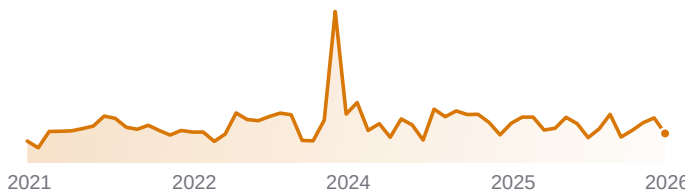
Sellers who sold at a gain

100%

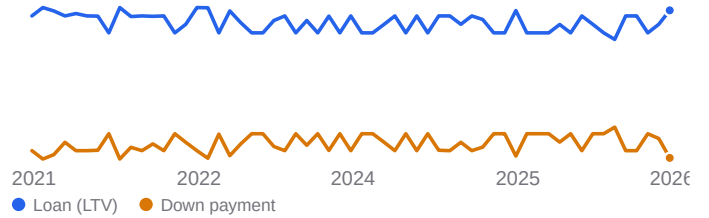


Median annualized return at resale

+3.9%

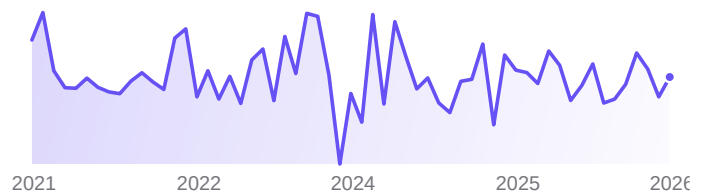


Financing (share of purchase price) Loan (LTV) 93% · Down payment 5.7%



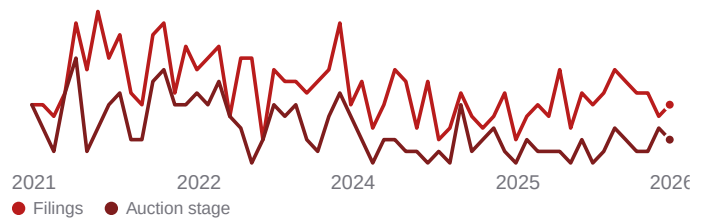
Typical hold before selling

8.9 yrs



Preforeclosure filings

Filings 5 · Auction stage 2



HOUSING STOCK

Homes	11,309
Median value (AVM)	\$369K
Median size	1,102 ft²
Median bedrooms	3
Median year built	1993
Single family	65%
Condos	15%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	46%
Underwater (LTV 125% or more)	1.0%
Owner occupied	83%
Company owned	15%
Median loan-to-value	53%

Typical ownership tenure

10.3 yrs

COMMUNITY

Population	37,871
Density	4,111 / mi²
Median household income	\$100K
Average household income	\$126K
Crime index (US avg 100)	74
Air pollution index (US avg 100)	102
Earthquake index (US avg 100)	58
Homes occupied	96%
Bachelor's or higher	30%
Poverty rate	7.9%
Unemployment	1.6%
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.