

Downers Grove 60516

ZIP code · IL · Illinois > DuPage County > Downers Grove

SELLER'S MARKET

\$478K

MEDIAN SALE PRICE

+5.9%

1-YR CHANGE

378

SALES (12 MO)

\$504K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 63 / 100

Buyer's market

Balanced

Seller's market

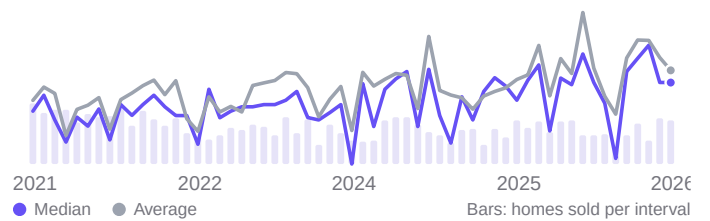
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

63 / 100

Sale prices

Median \$450K · Average \$478K

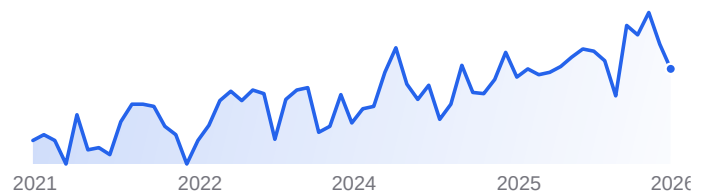
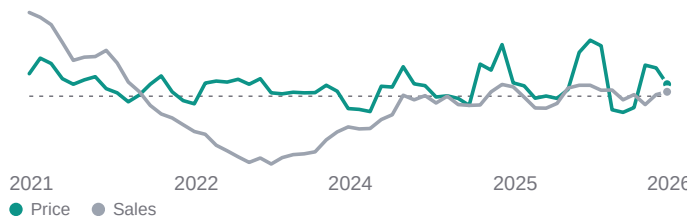


Growth (year over year)

Price +5.9% · Sales +2.2%

Price per square foot

\$271/ft²

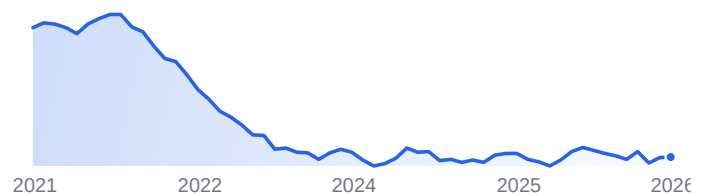
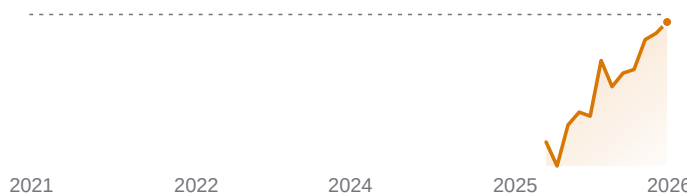


Sale premium vs estimated value

-0.2%

Annual turnover (share of homes sold)

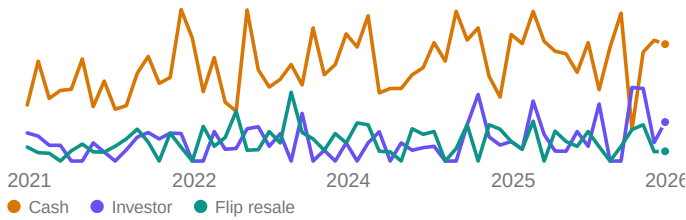
3.6%



BUYERS & OUTCOMES

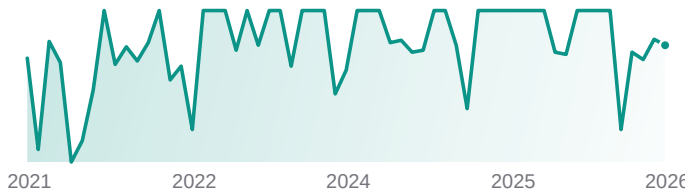
Buyer mix

Cash 29% · Investor 9.8% · Flip resale 2.4%



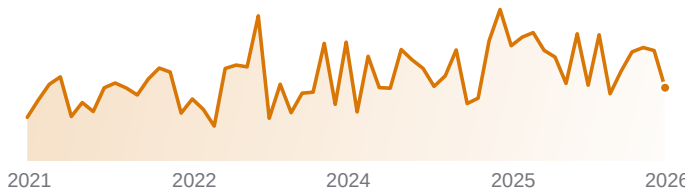
Sellers who sold at a gain

96%

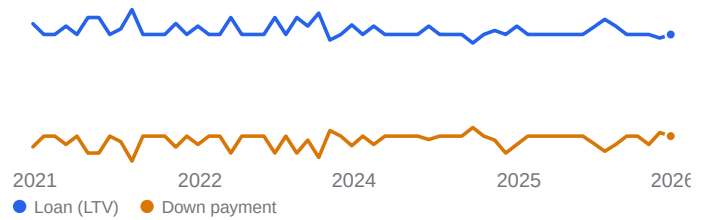


Median annualized return at resale

+3.9%

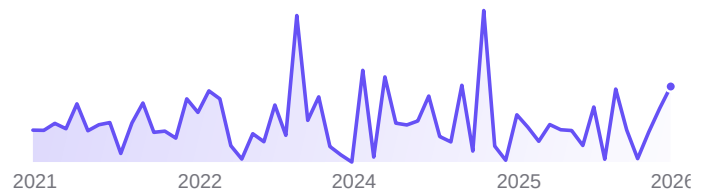


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



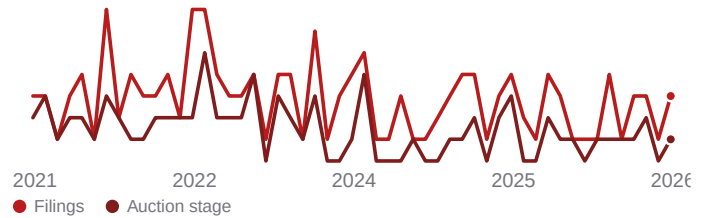
Typical hold before selling

12.0 yrs



Preforeclosure filings

Filings 3 · Auction stage 1



HOUSING STOCK

Homes	10,560
Median value (AVM)	\$504K
Median size	1,603 ft²
Median bedrooms	3
Median year built	1972
Single family	81%
Condos	19%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	51%
Underwater (LTV 125% or more)	1.4%
Owner occupied	94%
Company owned	20%
Median loan-to-value	50%

Typical ownership tenure

10.7 yrs

COMMUNITY

Population	29,840
Density	3,882 / mi²
Median household income	\$119K
Average household income	\$141K
Crime index (US avg 100)	71
Air pollution index (US avg 100)	112
Earthquake index (US avg 100)	52
Homes occupied	97%
Bachelor's or higher	33%
Poverty rate	5.2%
Unemployment	1.5%
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.