

Willowbrook 60527

ZIP code · IL · Illinois > DuPage County > Willowbrook

BALANCED MARKET

\$458K

MEDIAN SALE PRICE

+17.4%

1-YR CHANGE

421

SALES (12 MO)

\$557K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 57 / 100



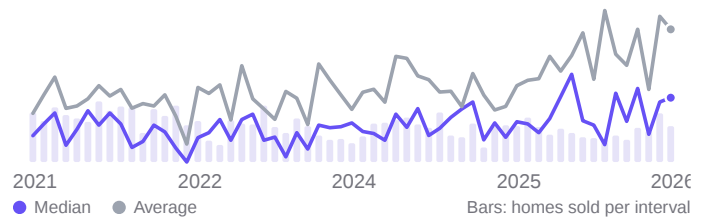
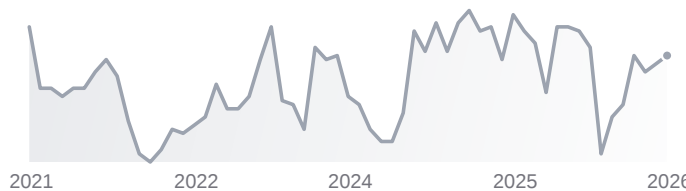
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

57 / 100

Sale prices

Median \$520K · Average \$833K

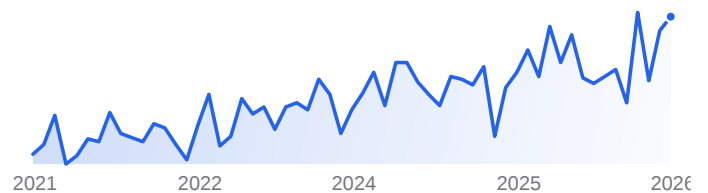
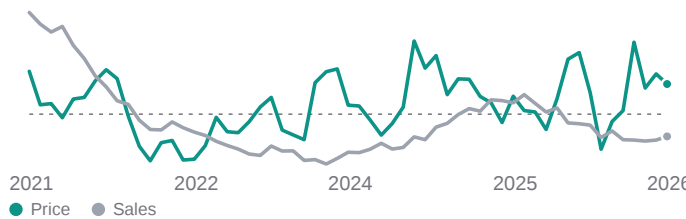


Growth (year over year)

Price +17.4% · Sales -12.8%

Price per square foot

\$292/ft²

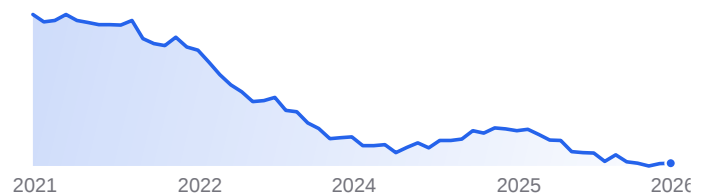
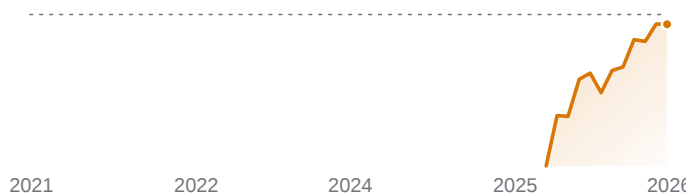


Sale premium vs estimated value

-0.4%

Annual turnover (share of homes sold)

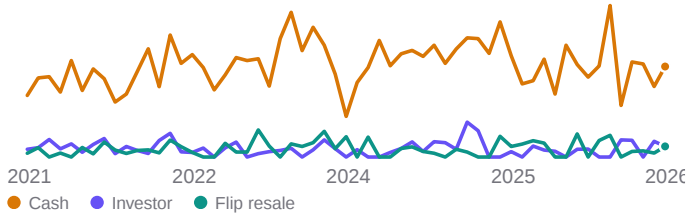
3.6%



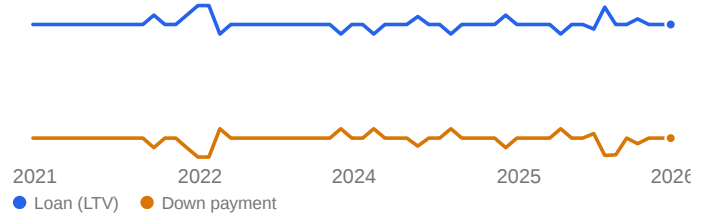
BUYERS & OUTCOMES

Buyer mix

Cash 40% · Investor 4.8% · Flip resale 4.8%

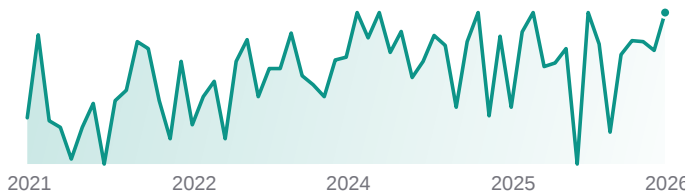


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



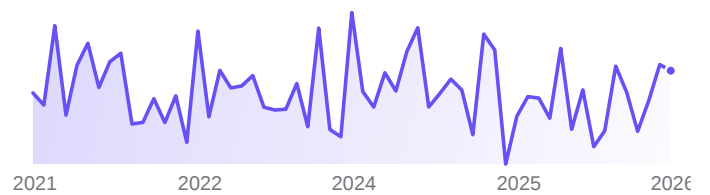
Sellers who sold at a gain

100%



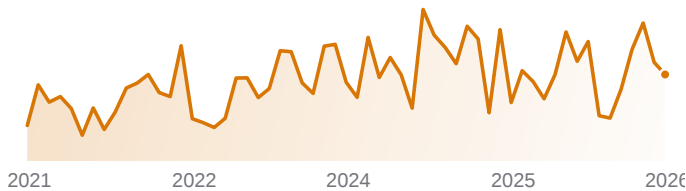
Typical hold before selling

11.2 yrs



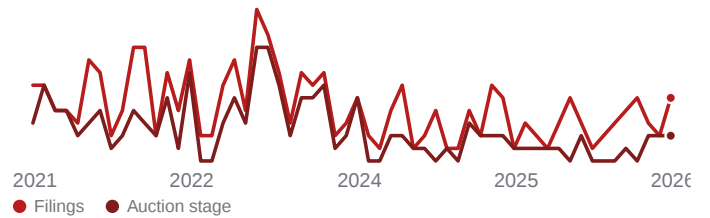
Median annualized return at resale

+4.7%



Preforeclosure filings

Filings 5 · Auction stage 2



HOUSING STOCK

Homes	11,673
Median value (AVM)	\$557K
Median size	1,850 ft²
Median bedrooms	2
Median year built	1979
Single family	58%
Condos	40%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	59%
Underwater (LTV 125% or more)	2.5%
Owner occupied	84%
Company owned	27%
Median loan-to-value	42%

Typical ownership tenure

10.0 yrs

COMMUNITY

Population	31,289
Density	1,890 / mi²
Median household income	\$125K
Average household income	\$169K
Crime index (US avg 100)	96
Air pollution index (US avg 100)	117
Earthquake index (US avg 100)	48
Homes occupied	94%
Bachelor's or higher	30%
Poverty rate	8.8%
Unemployment	1.3%
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.