

Warrenville 60555

ZIP code · IL · Illinois > DuPage County > Warrenville

SELLER'S MARKET

\$345K

MEDIAN SALE PRICE

+9.5%

1-YR CHANGE

195

SALES (12 MO)

\$377K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 77 / 100

Buyer's market

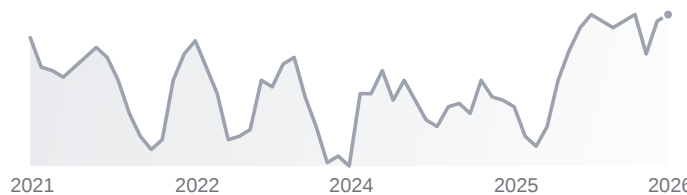
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

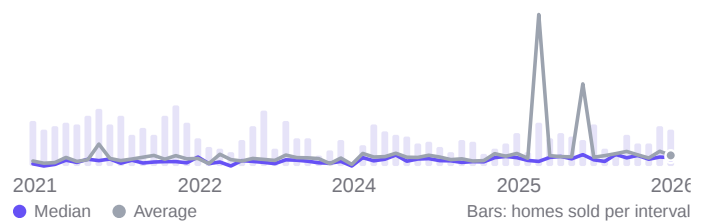
Market temperature (0–100)

77 / 100



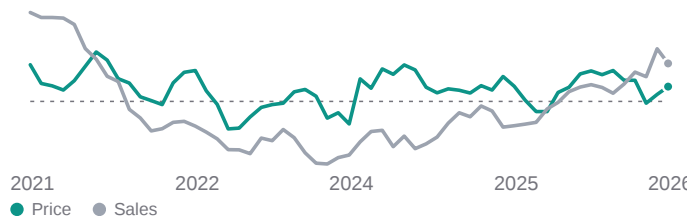
Sale prices

Median \$350K · Average \$388K



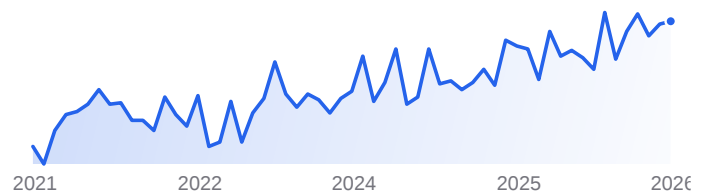
Growth (year over year)

Price +9.5% · Sales +24.2%



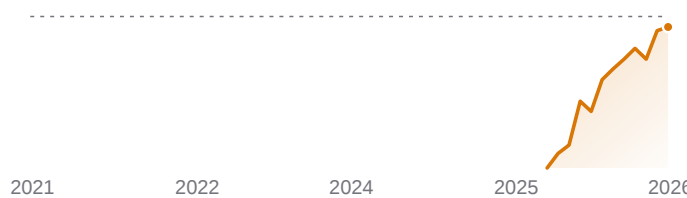
Price per square foot

\$258/ft²



Sale premium vs estimated value

-0.3%



Annual turnover (share of homes sold)

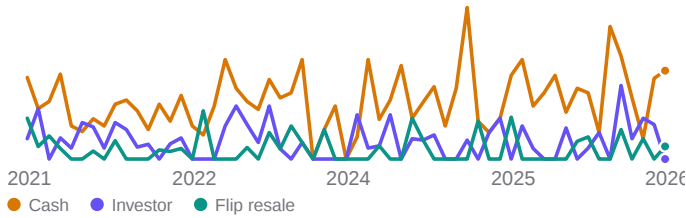
4.0%



BUYERS & OUTCOMES

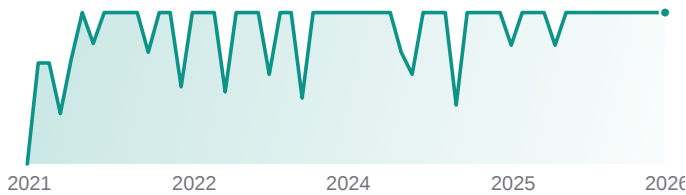
Buyer mix

Cash 33% · Investor 0% · Flip resale 4.8%



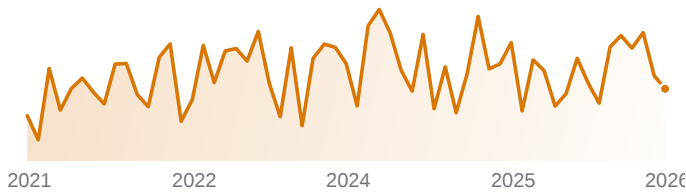
Sellers who sold at a gain

100%

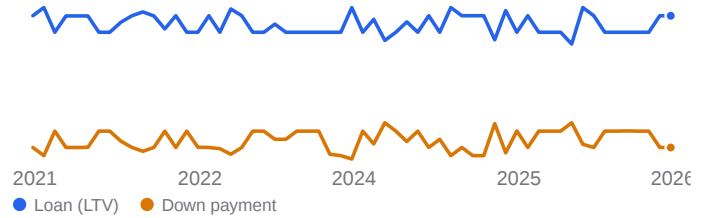


Median annualized return at resale

+4.1%

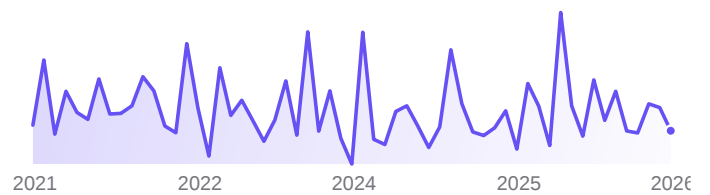


Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



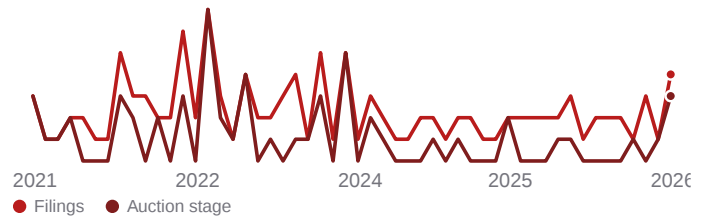
Typical hold before selling

5.4 yrs



Preforeclosure filings

Filings 4 · Auction stage 3



HOUSING STOCK

Homes	4,838
Median value (AVM)	\$377K
Median size	1,408 ft²
Median bedrooms	3
Median year built	1978
Single family	97%
Condos	2.3%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	50%
Underwater (LTV 125% or more)	1.2%
Owner occupied	96%
Company owned	15%
Median loan-to-value	50%

Typical ownership tenure

9.8 yrs

COMMUNITY

Population	14,782
Density	1,314 / mi²
Median household income	\$99K
Average household income	\$129K
Crime index (US avg 100)	101
Air pollution index (US avg 100)	110
Earthquake index (US avg 100)	54
Homes occupied	97%
Bachelor's or higher	28%
Poverty rate	9.0%
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.