

# Westmont 60559

ZIP code · IL · Illinois · DuPage County · Westmont

**SELLER'S MARKET**

**\$407K**

MEDIAN SALE PRICE

**+5.3%**

1-YR CHANGE

**271**

SALES (12 MO)

**\$395K**

MEDIAN VALUE (AVM)

Market temperature

**Seller's market · 65 / 100**

Buyer's market

Balanced

Seller's market

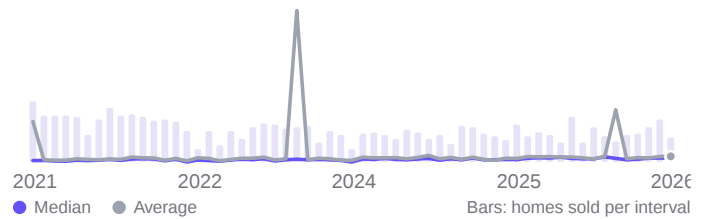
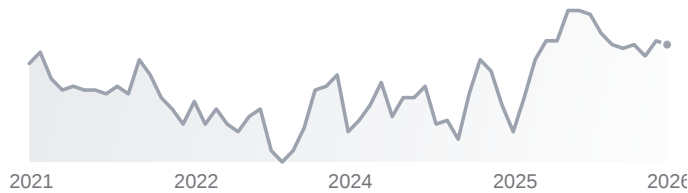
## MARKET TRENDS (5 YEARS)

Market temperature (0–100)

**65 / 100**

Sale prices

**Median \$406K · Average \$494K**

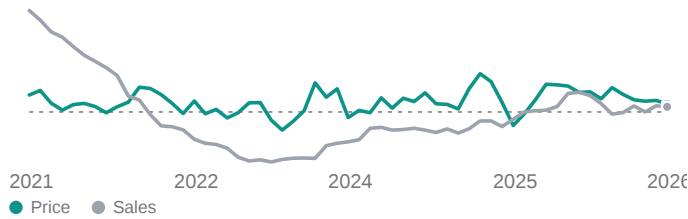


Growth (year over year)

**Price +5.3% · Sales +3.4%**

Price per square foot

**\$320/ft²**

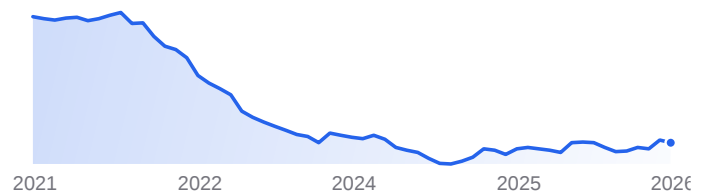
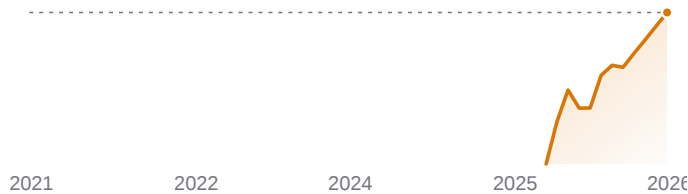


Sale premium vs estimated value

**+0.0%**

Annual turnover (share of homes sold)

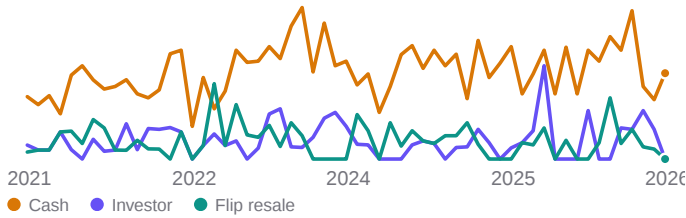
**3.9%**



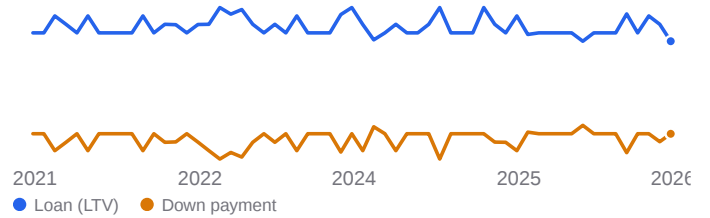
## BUYERS & OUTCOMES

### Buyer mix

Cash 26% · Investor 0% · Flip resale 0%

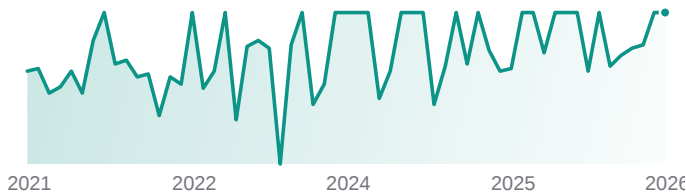


### Financing (share of purchase price) Loan (LTV) 75% · Down payment 20%



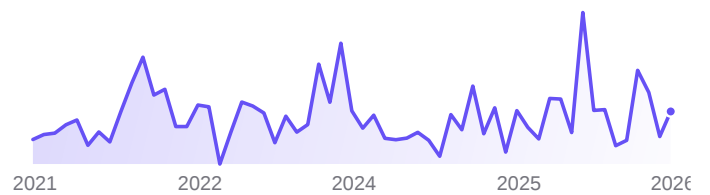
### Sellers who sold at a gain

100%



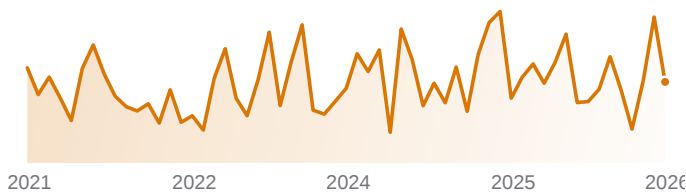
### Typical hold before selling

9.2 yrs



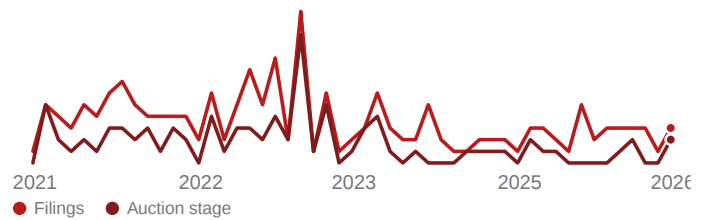
### Median annualized return at resale

+4.2%



### Preforeclosure filings

Filings 3 · Auction stage 2



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 6,988     |
| Median value (AVM) | \$395K    |
| Median size        | 1,450 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1977      |
| Single family      | 73%       |
| Condos             | 21%       |

## EQUITY & OWNERSHIP

|                               |      |
|-------------------------------|------|
| Equity rich (LTV 50% or less) | 49%  |
| Underwater (LTV 125% or more) | 1.7% |
| Owner occupied                | 89%  |
| Company owned                 | 20%  |
| Median loan-to-value          | 51%  |

Typical ownership tenure

**10.5 yrs**

## COMMUNITY

|                                  |                               |
|----------------------------------|-------------------------------|
| Population                       | <b>23,724</b>                 |
| Density                          | <b>4,552 / mi<sup>2</sup></b> |
| Median household income          | <b>\$89K</b>                  |
| Average household income         | <b>\$126K</b>                 |
| Crime index (US avg 100)         | <b>128</b>                    |
| Air pollution index (US avg 100) | <b>118</b>                    |
| Earthquake index (US avg 100)    | <b>54</b>                     |
| Homes occupied                   | <b>95%</b>                    |
| Bachelor's or higher             | <b>30%</b>                    |
| Poverty rate                     | <b>9.1%</b>                   |
| Unemployment                     | <b>1.3%</b>                   |
| Average temp                     | <b>49°F</b>                   |
| Annual precip                    | <b>38 in</b>                  |
| Sunshine                         | <b>54%</b>                    |

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.