

Darien 60561

ZIP code · IL · Illinois > DuPage County > Darien

BALANCED MARKET

\$449K

MEDIAN SALE PRICE

+0.9%

1-YR CHANGE

307

SALES (12 MO)

\$458K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 52 / 100



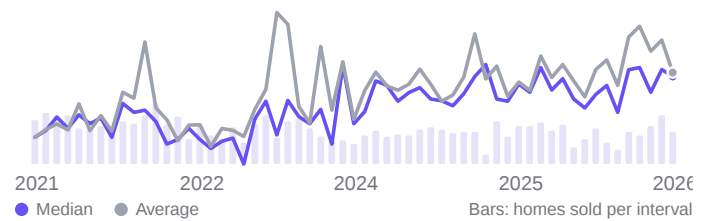
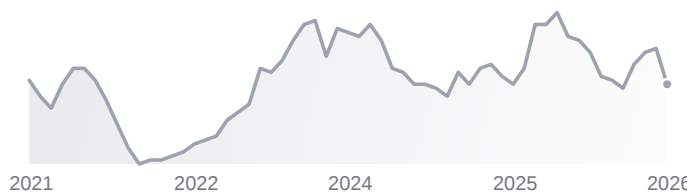
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

52 / 100

Sale prices

Median \$455K · Average \$464K

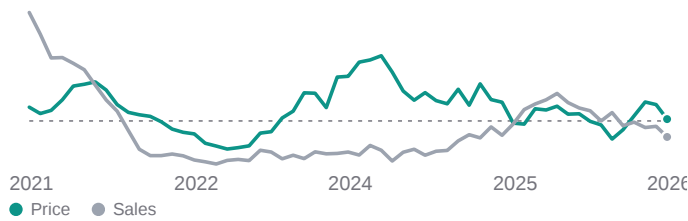


Growth (year over year)

Price +0.9% · Sales -8.4%

Price per square foot

\$255/ft²

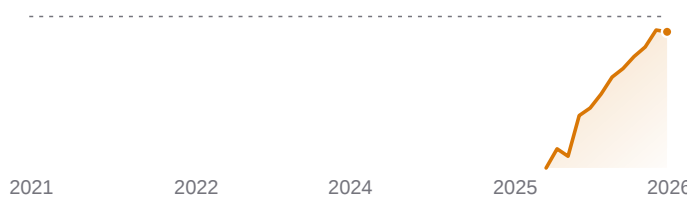


Sale premium vs estimated value

-0.5%

Annual turnover (share of homes sold)

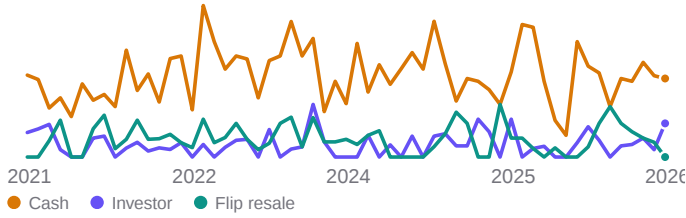
3.5%



BUYERS & OUTCOMES

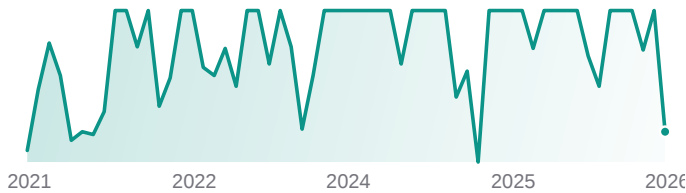
Buyer mix

Cash 26% · Investor 11% · Flip resale 0%



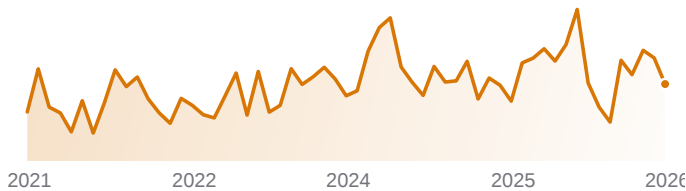
Sellers who sold at a gain

87%

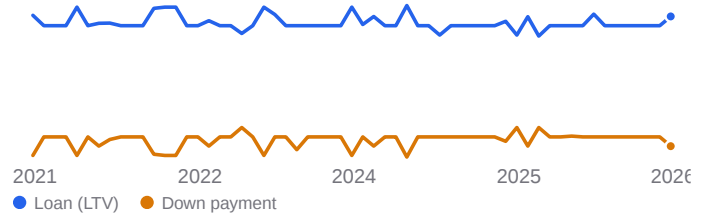


Median annualized return at resale

+4.1%

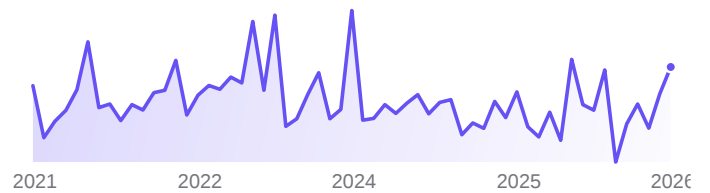


Financing (share of purchase price) Loan (LTV) 85% · Down payment 15%



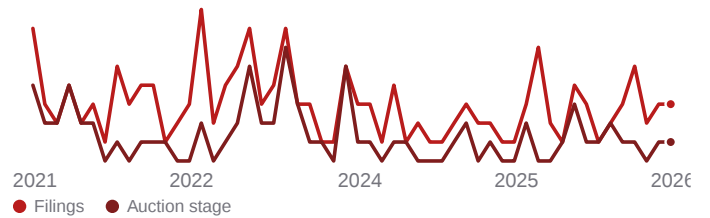
Typical hold before selling

11.8 yrs



Preforeclosure filings

Filings 3 · Auction stage 1



HOUSING STOCK

Homes	8,803
Median value (AVM)	\$458K
Median size	1,615 ft²
Median bedrooms	3
Median year built	1978
Single family	70%
Condos	29%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	50%
Underwater (LTV 125% or more)	1.9%
Owner occupied	94%
Company owned	22%
Median loan-to-value	50%

Typical ownership tenure

10.8 yrs

COMMUNITY

Population	23,535
Density	3,622 / mi²
Median household income	\$106K
Average household income	\$132K
Crime index (US avg 100)	92
Air pollution index (US avg 100)	114
Earthquake index (US avg 100)	51
Homes occupied	96%
Bachelor's or higher	31%
Poverty rate	4.4%
Unemployment	1.4%
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.