

Naperville 60564

ZIP code · IL · Illinois · Will County · Naperville

BALANCED MARKET

\$650K

MEDIAN SALE PRICE

-8.2%

1-YR CHANGE

522

SALES (12 MO)

\$749K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 46 / 100



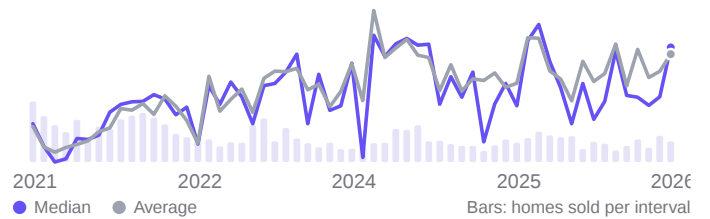
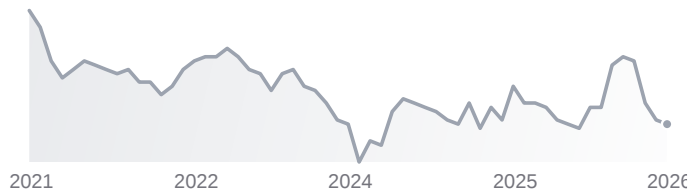
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

46 / 100

Sale prices

Median \$730K · Average \$715K

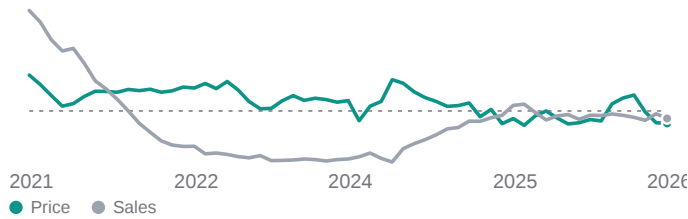


Growth (year over year)

Price -8.2% · Sales -4.9%

Price per square foot

\$279/ft²

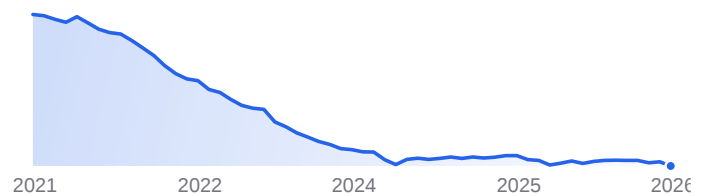
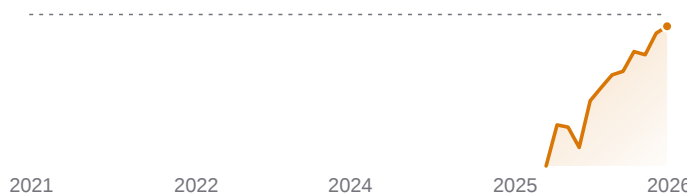


Sale premium vs estimated value

-0.2%

Annual turnover (share of homes sold)

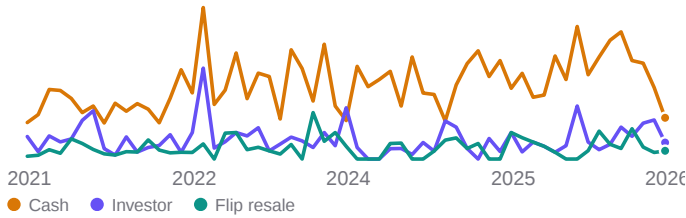
3.5%



BUYERS & OUTCOMES

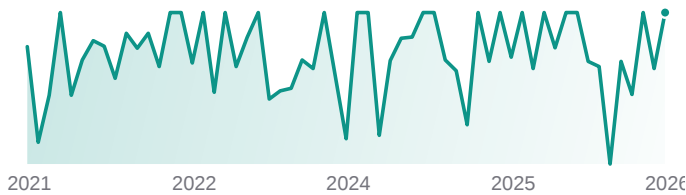
Buyer mix

Cash 11% · Investor 4.4% · Flip resale 2.2%



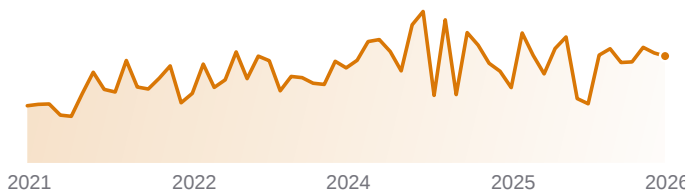
Sellers who sold at a gain

100%

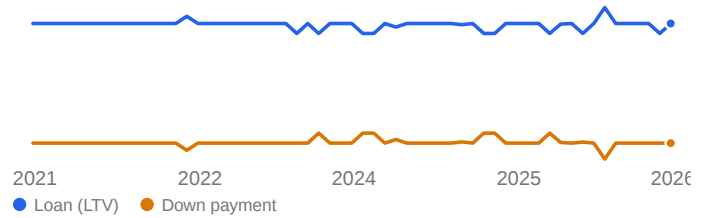


Median annualized return at resale

+5.2%

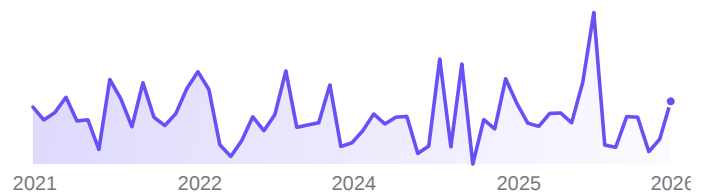


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



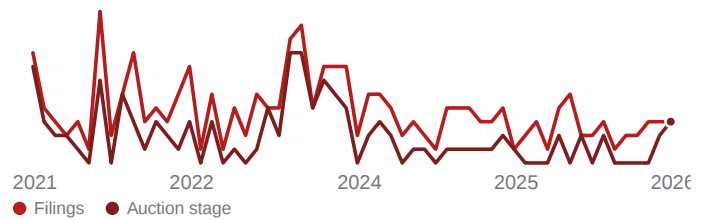
Typical hold before selling

10.3 yrs



Preforeclosure filings

Filings 3 · Auction stage 3



HOUSING STOCK

Homes	15,002
Median value (AVM)	\$749K
Median size	2,662 ft²
Median bedrooms	4
Median year built	1997
Single family	84%
Condos	8.9%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	52%
Underwater (LTV 125% or more)	1.1%
Owner occupied	85%
Company owned	25%
Median loan-to-value	49%

Typical ownership tenure

10.9 yrs

COMMUNITY

Population	44,809
Density	2,870 / mi²
Median household income	\$167K
Average household income	\$208K
Crime index (US avg 100)	36
Air pollution index (US avg 100)	95
Earthquake index (US avg 100)	58
Homes occupied	97%
Bachelor's or higher	38%
Poverty rate	4.4%
Unemployment	1.8%
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.