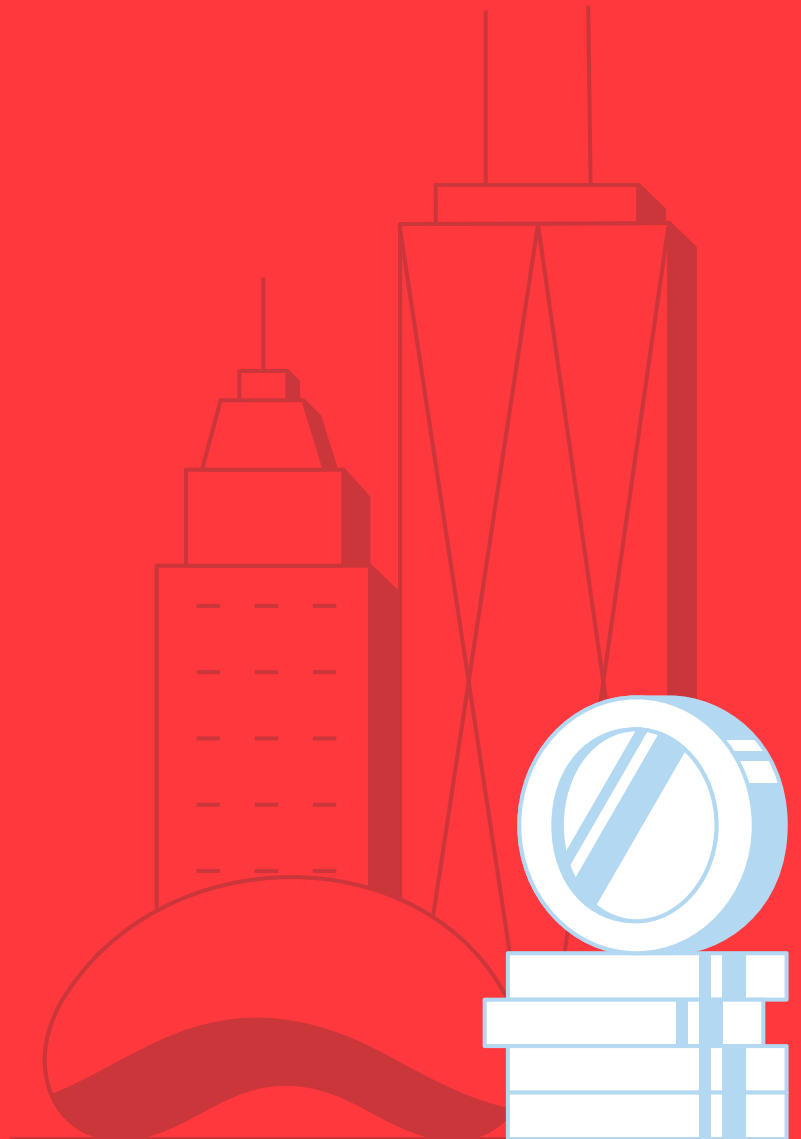




Illinois Down Payment Cheat Sheet

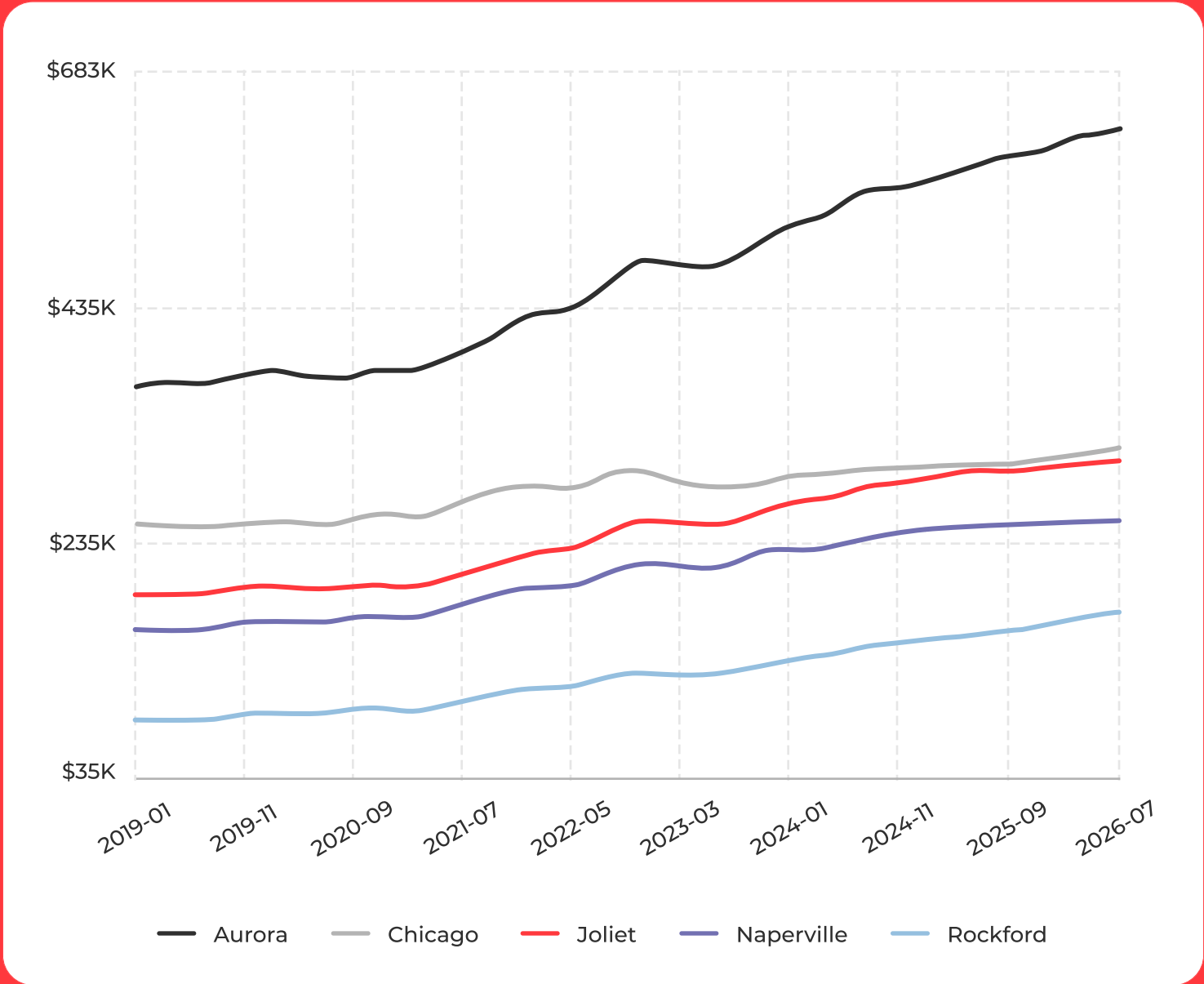
How Long Buyers May Need to Save in Major Illinois Cities



Illinois Housing Market

Median Sales Price: **\$299,900**

Median Days on Market: **10**



Chicago



● House for sale

\$359,900

2 bed 2 bath -- sq ft
732 S Financial PI APT 607,
Chicago, IL 60605



● House for sale

\$260,000

3 bed 2 bath 1,770 sq ft
10916 S Wabash Ave,
Chicago, IL 60628



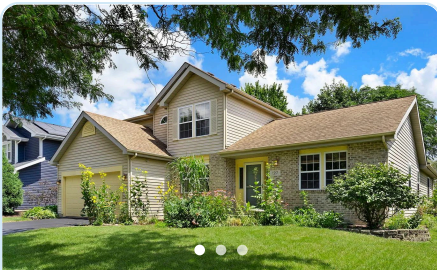
● House for sale

\$2,175,000

8 bed 5 bath 5,000 sq ft
4923 S Greenwood Ave,
Chicago, IL 60615

City	Typical Home Values	Median Household Income	Down Payment	Personal Saving Rate	Years to Save	Moderate Household Saving Rate	Years to Save
Chicago, IL	\$337,993	\$80,613	15%	4.60%	13.7	8%	7.9

Aurora



● House for sale

\$425,000

3 bed 3 bath 2,408 sq ft
127 Forestview Ln,
Aurora, IL 60502



● House for sale

\$325,000

4 bed 2 bath 1,560 sq ft
427 Grand Ave,
Aurora, IL 60506



● House for sale

\$225,000

2 bed 2 bath 1,428 sq ft
867 Symphony Dr,
Aurora, IL 60504

City	Typical Home Values	Median Household Income	Down Payment	Personal Saving Rate	Years to Save	Moderate Household Saving Rate	Years to Save
Aurora, IL	\$326,890	\$94,784	15%	4.60%	11.2	8%	6.5

Naperville



● House for sale

\$799,900

5 bed 4 bath 3,018 sq ft

24065 Ascot Ct,
Naperville, IL 60564



● House for sale

\$725,000

4 bed 3 bath 1,600 sq ft

321 North Ave,
Naperville, IL 60540



● House for sale

\$1,299,999

5 bed 4 bath 3,770 sq ft

4503 Sassafra Ln,
Naperville, IL 60564

City	Typical Home Values	Median Household Income	Down Payment	Personal Saving Rate	Years to Save	Moderate Household Saving Rate	Years to Save
Naperville, IL	\$629,473	\$150,360	15%	4.60%	13.7	8%	7.8

Joliet

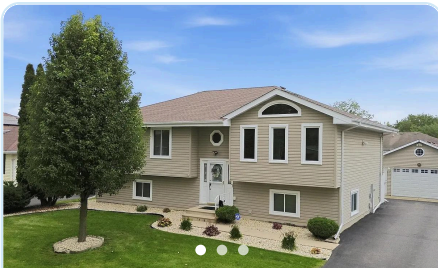


● House for sale

\$350,000

4 bed 2 bath 2,368 sq ft

2902 Streitz Dr,
Joliet, IL 60435



● House for sale

\$375,000

4 bed 4 bath 1,946 sq ft

1020 Black Rd,
Joliet, IL 60435



● House for sale

\$150,000

3 bed 2 bath 1,417 sq ft

1107 Sterling Ave,
Joliet, IL 60432

City	Typical Home Values	Median Household Income	Down Payment	Personal Saving Rate	Years to Save	Moderate Household Saving Rate	Years to Save
Joliet, IL	\$271,896	\$103,163	15%	4.60%	8.6	8%	4.9

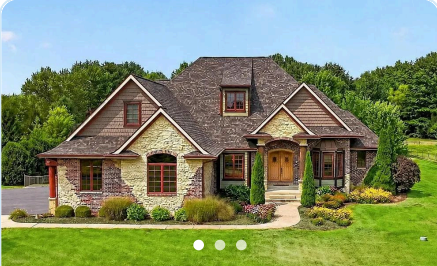
Rockford



● House for sale
\$425,000
5 bed 4 bath 4,153 sq ft
6531 Shadow Ridge Rd,
Rockford, IL 61107



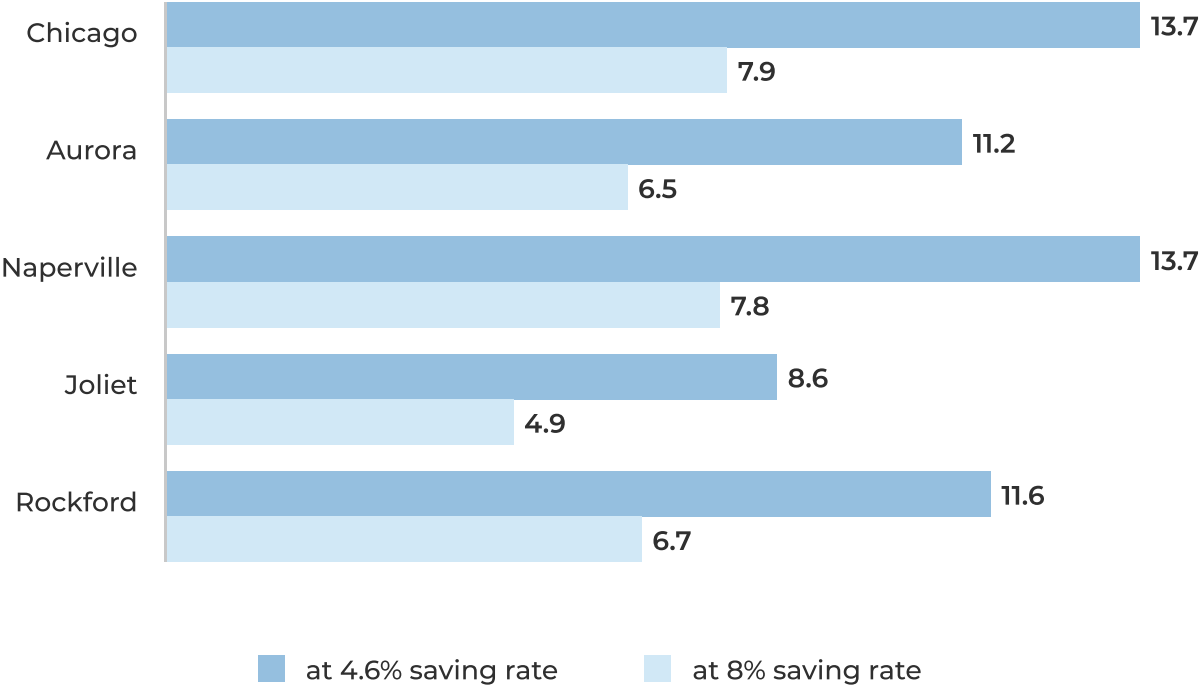
● House for sale
\$225,000
4 bed 2 bath 2,254 sq ft
1409 Geneva Ave,
Rockford, IL 61108



● House for sale
\$1,000,025
4 bed 5 bath 6,437 sq ft
6871 Montague Rd,
Rockford, IL 61102

City	Typical Home Values	Median Household Income	Down Payment	Personal Saving Rate	Years to Save	Moderate Household Saving Rate	Years to Save
Rockford, IL	\$186,815	\$52,564	15%	4.60%	11.6	8%	6.7

Years to Save for a Down Payment



How to Save for a Down Payment Faster

- ✓ Set a clear target you need to save
- ✓ Keep down payment savings in a separate, high-yield account
- ✓ Consider borrowing from family or friends
- ✓ Lower bills and optimize expenses
- ✓ Pay off high-interest debts
- ✓ Explore state and multi-county down payment assistance programs, including:
 - **IHDAccess Home:** up to 6% of the purchase price, capped at \$15,000, in zero-interest deferred assistance for eligible first-time homebuyers statewide.
 - **IHDA Access Forgivable:** up to 4% of the purchase price, capped at \$6,000, for down payment and closing costs. Assistance is forgiven monthly over 10 years for eligible Illinois homebuyers.
 - **IHDA Access Deferred:** up to 5% of the purchase price, capped at \$7,500, in zero-interest deferred assistance for eligible Illinois homebuyers.
 - **IHDA Access Repayable:** up to 10% of the purchase price, capped at \$10,000, in zero-interest assistance repaid monthly over 10 years for eligible Illinois homebuyers.
- ✓ Explore local down payment assistance programs, including:
 - **Cook County DPA Program:** up to 5% of the final first-mortgage amount, capped at \$25,000, for down payments, closing costs, or rate buydowns. Available to eligible first-time and repeat buyers purchasing in Cook County.
 - **Choose Aurora Homebuyer Assistance Program:** up to \$27,000 for eligible homebuyers purchasing a home in Aurora, with household income at or below 120% of area median income.
 - **City of Rockford Homebuyer Assistance Program:** up to \$14,999 in forgivable assistance for eligible homebuyers purchasing in Rockford.

Study Methodology

Typical home values represent Zillow Home Value Index (ZHVI) data as of May 31, 2026. All values reflect housing prices at the city level, based on municipal boundaries, not metropolitan statistical areas.

The selection of cities is based on population data from the U.S. Census Bureau (May 2025), focusing on the largest incorporated places in Illinois.

Median household income figures are based on the most recent data available from the U.S. Census Bureau's American Community Survey (ACS). Income data was retrieved using city- or town-level queries (e.g., "Joliet city, Illinois") to ensure geographic consistency with home value estimates.

The median percent down payment (15%) is derived from the 2025 NAR Home Buyers and Sellers Generational Trends Report, which provides benchmark data on typical buyer behavior across the United States. This percentage reflects a simplified average between first-time and repeat buyers for the purposes of this model.

The personal saving rate is taken from the Bureau of Economic Analysis (BEA), based on the most recent national release for August 2025. In addition to calculations using the official national saving rate (4.6%), the analysis includes an alternative scenario applying a moderate household saving rate of 8%, reflecting real-world saving patterns.

Down payment assistance programs referenced are examples only and may not be available through AD Mortgage. AD Mortgage accepts only eligible down payment assistance programs that meet provider eligibility requirements, applicable program guidelines, investor requirements, and underwriting criteria.

