



WESTERN CHICAGO SUBURBS

WHEATON

NEIGHBORHOOD GUIDE

Schools, commute, downtown life, and where the market stands right now. The local breakdown for anyone thinking about a move to Wheaton, IL.



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WHY WHEATON

A SMALL-TOWN FEEL, 24 MILES FROM THE LOOP

Wheaton sits about 24 miles west of downtown Chicago, but it still keeps that small-town feel. Tree-lined streets, a walkable historic downtown, and two Metra stops on the Union Pacific West line. It's consistently one of the most requested towns out here for buyers who want good schools and an easy commute, without feeling like just another subdivision.

Housing here ranges from Queen Anne-era homes near downtown (roughly 1880s to early 1900s construction) to newer construction on the north and south sides of town. That gives buyers real range depending on budget and style, whether you're after a starter bungalow or a forever home.

Wheaton is the DuPage County seat and home to more than 53,000 residents. It's been named a Tree City USA community every year since 1986, ranked among the nation's Top 100 Safest Cities, and listed among Money Magazine's Best Places to Live. That's the kind of track record that tends to hold home values steady over time.

24 MI TO THE LOOP	DUPAGE COUNTY	UP-W METRA LINE, 2 STOPS	D200 SCHOOL DISTRICT
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WHAT THIS GUIDE COVERS

- 📍 **Schools:** district performance and which high school each area feeds into
- 📍 **Getting around:** Metra access, commute time, and getting around without a car
- 📍 **Lifestyle & downtown:** where locals actually spend their time
- 📍 **Market snapshot:** current pricing, pace, and inventory

SCHOOLS & GETTING AROUND

THE TWO QUESTIONS EVERY BUYER ASKS

SCHOOLS

Public schools fall under Community Unit School District 200, one of the stronger districts in the state. Depending on address, students feed into either Wheaton North High School or Wheaton Warrenville South High School, so it's worth confirming the boundary for a specific property before you fall in love with it.

- ◆ **Wheaton North High School:** 8/10 GreatSchools rating. [View current rating on GreatSchools](#)
- ◆ **Wheaton Warrenville South High School:** 8/10 GreatSchools rating. [View current rating on GreatSchools](#)

Ratings shown are current as of publishing and are set by GreatSchools.org, an independent nonprofit, not by me or Southwestern Real Estate. Click through for the latest score and methodology.

GETTING AROUND

Two Union Pacific West Metra stops (one in downtown Wheaton, one near Wheaton College) put Chicago's Ogilvie Transportation Center roughly 45 minutes away. That makes Wheaton a realistic option for a Loop commute, without a Loop commute lifestyle.

For getting around locally, the Illinois Prairie Path runs right through town. It's a crushed-limestone rail-trail (not paved), stretching more than 60 miles across DuPage, Kane, and Cook counties, with a trailhead near the Wheaton train station. Great for walking and biking, though if you ride a road bike with thin tires, it's worth knowing that going in.

Driving downtown is easy too. As of July 2025, the city replaced downtown meters with plain timed signs, so there's nothing to feed. Customer spots in the core of downtown are limited to 3 hours on weekdays from 8 a.m. to 6 p.m., with 4-hour limits near the edges. Evenings, weekends, and holidays, there's no time limit at all. If you'd rather skip the clock entirely, the Willow Avenue Garage (220 S. Cross St.) is free and open to the public on evenings and weekends, and the nearby Wheaton Place Garage is free everywhere except its top floor during weekday business hours. Metra commuters have their own separate leased and daily-fee lots, so they're not competing with customers for the same spots.

"Real local knowledge, not a franchise script." That's the standard I hold every one of these guides to. If a boundary line, district, or commute detail matters to your decision, I'll confirm it against the specific address before you make an offer.

LIFESTYLE & DOWNTOWN

WHERE LOCALS ACTUALLY SPEND THEIR TIME

Downtown Wheaton has more than 200 locally-owned businesses and 50+ restaurants packed into a walkable district along Main and Hale Streets. That's enough that the Downtown Wheaton Association has been voted "Best Downtown Atmosphere" two years running.

DOWNTOWN

- ◆ **Main & Hale Streets:** the walkable core, with everything from casual breakfast spots to Italian, Mexican, and wood-fired pizza, all within a few blocks of the Metra platform
- ◆ **Wheaton Grand Theater:** a restored downtown movie house and community anchor
- ◆ **Wheaton French Market:** a seasonal weekly market held downtown on weekend mornings
- ◆ **Hale Street Tents:** from May to October, Hale Street closes to traffic for outdoor dining

PARKS & RECREATION

- ◆ **Cantigny Park:** 500-acre former estate with gardens, the First Division Museum, and public golf
- ◆ **Memorial Park:** downtown green space with a bandshell used for summer concerts
- ◆ **Northside Family Aquatic Center:** the town's main outdoor pool and water park

SHOPPING

Beyond downtown, **Danada Square East and West** (at Naperville and Butterfield Roads) add 70+ more shops and restaurants between them, anchored by Whole Foods, Nordstrom Rack, TJ Maxx/Sierra, HomeGoods, and J.Crew Factory.

GOOD TO KNOW

Wheaton College anchors the east side of downtown and shapes a lot of the town's civic and cultural life, from lectures to athletics. Between the college, the Metra access, and Cantigny, it's a town that feels busier and more connected than its population would suggest.

MARKET SNAPSHOT

WHERE WHEATON STANDS RIGHT NOW

Figures current as of: June 2026 (updated monthly)

MEDIAN SALE PRICE \$495,000 Last 30 days, Wheaton	MEDIAN DAYS ON MARKET 7 Time from list to contract	MONTHS SUPPLY 0.9 Months to sell current inventory
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CURRENTLY A STRONG SELLER'S MARKET IN WHEATON

Figures are pulled directly from MRED/MLS data for Wheaton, IL and updated by me each month, so this guide always reflects current conditions instead of a snapshot from whenever you happened to download it. Months supply under about 3 typically signals a seller's market, 3 to 6 a balanced market, and 6 or more a buyer's market. At 0.9 months, Wheaton inventory is extremely tight right now.

READY TO TALK STRATEGY?

If buying or selling in Wheaton is something you're looking to do, the best thing you can do is set up your free 30-minute coaching session. We'll go through what this data actually means for you, and build a plan to reach your real estate goals, no matter what the market's doing.

LET'S TALK WHEATON

READY TO EXPLORE WHEATON?

Whether you're weighing a first home, a move up, or getting ready to sell, I'd rather talk it through with you directly than leave you guessing from a PDF. No pressure, just straight answers from someone who actually works this market. As always, call, text, or email anytime. I'd be happy to connect and chat!



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