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DARIEN, IL

COMMUNITY & REAL ESTATE GUIDE

A GREAT PLACE TO LIVE, WORK AND INVEST

BEAUTIFUL
NEIGHBORS
STRONG COMMUNITY
BRIGHT FUTURE

DARIEN, ILLINOIS



HOMES
& REAL ESTATE



COMMUNITY
& LIFESTYLE



PARKS
& RECREATION



SCHOOLS
& EDUCATION



MARKET INSIGHTS
& TRENDS



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YOUR LOCAL
REAL ESTATE
EXPERT IN
DARIEN
AND DUPAGE COUNTY

DARIEN, ILLINOIS - COMMUNITY + REAL ESTATE GUIDE

A practical local resource for buyers, sellers, residents and people relocating to Darien.

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[Open Darien Real Estate](#)

01 WELCOME TO DARIEN

Darien is an established community in southern DuPage County, southwest of Chicago. Its location near Interstate 55, Illinois Route 83 and Interstate 355 provides convenient access to Willowbrook, Burr Ridge, Downers Grove, Westmont, Woodridge, Lemont and the greater Chicago region.

The housing stock includes ranches, split-levels, traditional two-story homes, townhomes, condominiums, golf-course properties, custom residences and newer construction. School districts, taxes, services and municipal status should always be verified for the exact property.

[City of Darien - Official Website](#)

[U.S. Census Bureau - Darien QuickFacts](#)

Realty One Chicago local guidance

Use the live Darien property search for current inventory, or request a property-specific comparative market analysis when considering a sale.

[Search Darien Homes](#)

02 CURRENT REAL ESTATE SEARCH

These live IDX pages are preferable to static listing screenshots because inventory and pricing change continuously.

[All Darien Real Estate](#)

[Single-Family Homes](#)

[Condos for Sale](#)

[Townhomes for Sale](#)

[Darien Home Values](#)

[Create a Custom Market Report](#)

[Advanced Property Search](#)

For pricing decisions, compare the subject property with similar active, pending and recently closed homes rather than relying on one citywide average or an automated estimate.

03 DARIEN AT A GLANCE

County	DuPage County
Primary ZIP Code	60561
2025 population estimate	22,032
2020 Census population	22,011
Median household income	\$111,215 (2020-2024, 2024 dollars)
Primary road access	I-55, Illinois Route 83, I-355
Nearby Metra	Westmont, Clarendon Hills, Downers Grove, Hinsdale
Nearby communities	Willowbrook, Burr Ridge, Downers Grove, Westmont, Woodridge, Lemont

Community-level statistics are context only. Real estate decisions should rely on current property, tax and MLS information.

04 REAL ESTATE & HOUSING

Darien's housing is diverse, so citywide medians can hide major differences between neighborhoods and property types.

- Ranch, split-level and raised-ranch homes
- Traditional two-story single-family homes
- Townhomes and attached housing
- Condominiums
- Golf-course and water-view properties
- Custom homes and larger residences
- Renovated homes and newer construction

Pricing a Darien property

A strong comparative market analysis considers neighborhood, condition, living area, lot size, school district, taxes, improvements, competing inventory, recent sales and buyer demand.

[Darien Home Values](#)

05 ADDRESS & DISTRICT DUE DILIGENCE

Darien contains multiple school and taxing districts, and some Darien mailing addresses may be outside the incorporated City. Verify the exact parcel rather than assuming services or schools from the mailing address.

- Municipality or unincorporated status
- School district and attendance boundaries
- Property-taxing districts and exemptions
- Water, sewer, fire and library service
- Building regulations, zoning and permit authority

06 SCHOOLS

School attendance is property-specific. Darien is served by multiple elementary and high-school districts, so buyers should confirm assigned schools directly with the appropriate district before purchasing.

DARIEN SCHOOL DISTRICT 61

District 61 operates Mark DeLay Elementary, Lace Elementary and Eisenhower Junior High in Darien.

[Darien School District 61](#)

CASS SCHOOL DISTRICT 63

Cass District 63 serves portions of Darien and nearby communities, including Concord Elementary and Cass Junior High.

[Cass School District 63](#)

CENTER CASS SCHOOL DISTRICT 66

District 66 serves portions of Darien, Downers Grove and Woodridge, including Elizabeth Ide, Prairieview and Lakeview Junior High.

[Center Cass School District 66](#)

HIGH SCHOOL DISTRICTS

Depending on the exact address, Darien properties may feed to Hinsdale South, Downers Grove South, Lemont High School or other schools. Never rely on a listing's school field without verification.

[Hinsdale South High School](#)

[City of Darien - School District Directory](#)

Important: Attendance boundaries can change. Confirm the assigned schools directly with the district for the exact address.

07 PARKS & RECREATION

Darien Park District operates neighborhood parks, community facilities and the Darien Sportsplex. The area also benefits from nearby DuPage County forest preserves.

DARIEN COMMUNITY PARK

7100 Clarendon Hills Road, Darien, IL 60561. A major community recreation area.

DARIEN SPORTSPLEX

451 Plainfield Road, Darien, IL 60561. Indoor ice rinks and fieldhouse recreation.

[Darien Park District](#)

[Darien Sportsplex](#)

08 WATERFALL GLEN FOREST PRESERVE

Waterfall Glen is one of the area's major outdoor assets. The preserve covers roughly 2,500 acres and includes an extensive trail system, natural areas and the Rocky Glen waterfall.

- Hiking and running
- Bicycling
- Cross-country skiing
- Horseback riding
- Fishing
- Wildlife viewing and nature photography

[Waterfall Glen Forest Preserve - Official Information](#)

09 SHOPPING & DINING

Darien's commercial activity is concentrated along 75th Street, Cass Avenue, Plainfield Road, Lemont Road and nearby Route 83. Additional shopping and dining is readily available in Willowbrook, Burr Ridge, Downers Grove, Westmont and Woodridge.

[City of Darien Business Directory](#)

10 TRANSPORTATION & COMMUTING

HIGHWAYS

- Interstate 55 - regional access toward Chicago and southwest suburbs
- Illinois Route 83 - major north-south corridor east of Darien
- Interstate 355 - western suburban north-south access
- Interstate 294 - accessible through the Burr Ridge/Hinsdale area

METRA

Darien does not have its own Metra station. Nearby BNSF Line stations include Westmont, Clarendon Hills, Downers Grove and Hinsdale. The best station depends on the property's location and the commuter's destination.

[Metra](#)

PACE

Pace provides suburban bus service in the region. Routes and schedules should be confirmed directly with Pace.

[Pace Suburban Bus](#)

AIRPORTS

[Chicago Midway International Airport](#)

[Chicago O'Hare International Airport](#)

[Illinois Tollway](#)

Commute times can vary substantially by time of day, weather and construction. Test the actual commute that matters to you before purchasing.

11 LIBRARY & COMMUNITY SERVICES

INDIAN PRAIRIE PUBLIC LIBRARY

401 Plainfield Road, Darien, IL 60561. The library provides collections, digital resources, technology, educational programs, meeting spaces and community services.

[Indian Prairie Public Library](#)

CITY OF DARIEN

1702 Plainfield Road, Darien, IL 60561. The City website provides information about government, police, community development, utilities, permits, codes, meetings and resident services.

[City of Darien](#)

[Utilities, Refuse & Recycling](#)

12 PROPERTY TAXES

Darien is in DuPage County. Property-tax bills can differ significantly because each parcel's bill reflects assessed value, exemptions and the specific taxing districts serving that property.

- School districts
- Municipality or unincorporated status
- Park and library districts
- Fire protection district
- County and township
- Homeowner, senior or other exemptions

Review the actual tax history for the specific property and understand whether current exemptions will continue after a transfer.

[DuPage County Property Records Search](#)

13 BUILDING, ZONING & DEVELOPMENT

Before a major renovation, addition, new construction or redevelopment, investigate current requirements for the exact property.

- Building permits and inspections
- Zoning and land-use rules
- Grading and stormwater requirements
- Setbacks, lot coverage and accessory structures

[Darien Community Development](#)

[Darien Forms & Building Permits](#)

14 FLOODING, DRAINAGE & STORMWATER

Drainage and water-related conditions should be evaluated for every individual property, especially homes with basements, lower levels, sump systems or a history of water intrusion.

- FEMA flood-zone designation
- Seller disclosures and prior water intrusion
- Sump pump and battery backup
- Sewer backup protection
- Property grading and drainage
- Flood insurance requirements

[City of Darien Stormwater Services](#)

[FEMA Flood Map Service Center](#)

Property-specific review: A community guide cannot determine the flood or drainage condition of an individual home. Review maps, disclosures, inspection findings, permits and site conditions for the actual property.

15 BUYING IN DARIEN

A practical due-diligence checklist.

- 01 Confirm municipality or unincorporated status
- 02 Review current and historical property taxes
- 03 Verify school district and attendance boundaries
- 04 Check flood-zone status and drainage history
- 05 Review seller disclosures for water intrusion
- 06 Review HOA rules, reserves and assessments if applicable
- 07 Check for special assessments
- 08 Confirm permits for additions and renovations
- 09 Inspect roof, HVAC, electrical, plumbing and foundation
- 10 Confirm water, sewer and fire-protection providers
- 11 Review zoning and land-use restrictions
- 12 Research nearby planned development
- 13 Compare recent similar sales
- 14 Evaluate commute and Metra access
- 15 Consider future resale position

[Start a Darien Home Search](#)

16 SELLING IN DARIEN

A strong pricing strategy requires more than an automated valuation. A professional market analysis should account for the details that make a property truly comparable - or not comparable - to nearby sales.

- Recent closed comparable sales
- Current competing listings and pending sales
- Days on market and price reductions
- Property condition and renovations
- Lot size and usable square footage
- Neighborhood and school district
- Property taxes
- Current inventory and buyer demand

WHAT COULD YOUR DARIEN HOME SELL FOR?

Realty One Chicago can prepare a property-specific comparative market analysis using current local market information.

[Darien Home Values](#)

[Selling with Realty One Chicago](#)

17 FREQUENTLY ASKED QUESTIONS

Where is Darien, Illinois?

Darien is in southern DuPage County, southwest of Chicago, with access to I-55, Route 83 and I-355.

What is the primary Darien ZIP Code?

60561. Verify municipality, taxing districts and services for the exact address.

Does Darien have a Metra station?

No. Nearby BNSF stations include Westmont, Clarendon Hills, Downers Grove and Hinsdale.

What kinds of homes are available?

The market includes ranches, split-levels, two-story homes, condos, townhomes, custom homes, golf-course properties and newer construction.

What school district serves Darien?

There is no single district for every property. Darien addresses can fall within several elementary and high-school districts.

Where can I search current homes?

Use Realty One Chicago's live Darien IDX search so listing information can remain current.

18 USEFUL LINKS & CONTACTS

Click any blue link to open the resource online.

REAL ESTATE

[All Darien Real Estate](#)

[Single-Family Homes](#)

[Condos for Sale](#)

[Townhomes for Sale](#)

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[Advanced Property Search](#)

LOCAL GOVERNMENT & PROPERTY

[City of Darien](#)

[Darien Community Development](#)

[Building Permits & Forms](#)

[Utilities, Refuse & Recycling](#)

[DuPage County Property Records Search](#)

SCHOOLS & LIBRARY

[Darien School District 61](#)

[Cass School District 63](#)

[Center Cass School District 66](#)

[Hinsdale South High School](#)

[City of Darien School Directory](#)

[Indian Prairie Public Library](#)

RECREATION & TRANSPORTATION

[Darien Park District](#)

[Waterfall Glen Forest Preserve](#)

[Metra](#)

[Pace](#)

[Illinois Tollway](#)

[FEMA Flood Map Service Center](#)

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IMPORTANT INFORMATION

Community, market and real estate information changes over time. School attendance boundaries, taxes, zoning, municipal services, utility providers, flood information and property-specific details should be independently verified with the appropriate school district, municipality, county or governmental agency before making a real estate decision.