

Kankakee County, IL

County · IL · Illinois

BALANCED MARKET

\$232K

MEDIAN SALE PRICE

+4.8%

1-YR CHANGE

1,358

SALES (12 MO)

\$212K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 51 / 100



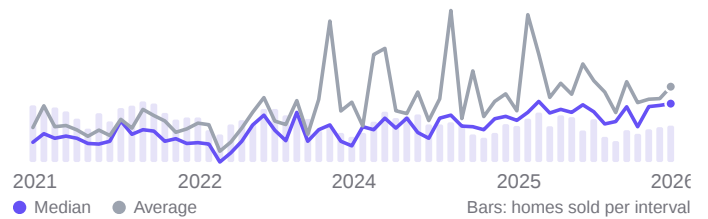
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

51 / 100

Sale prices

Median \$235K · Average \$264K

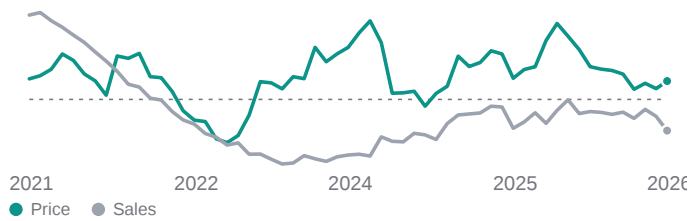


Growth (year over year)

Price +4.8% · Sales -8.1%

Sale premium vs estimated value

-0.2%



Annual turnover (share of homes sold)

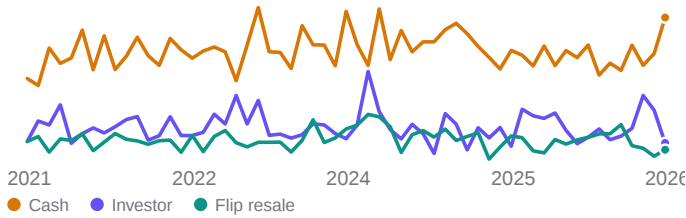
3.7%



BUYERS & OUTCOMES

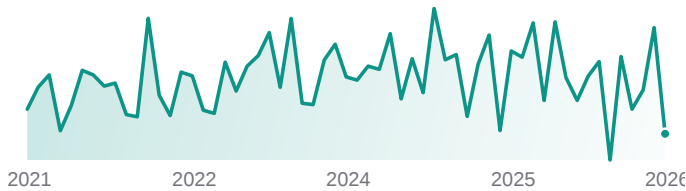
Buyer mix

Cash 36% · Investor 5.0% · Flip resale 3.3%



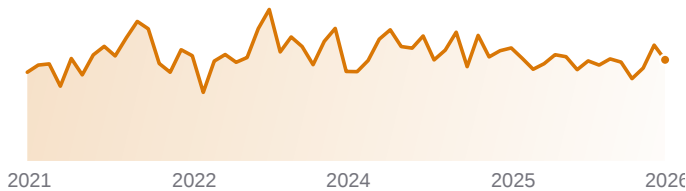
Sellers who sold at a gain

82%

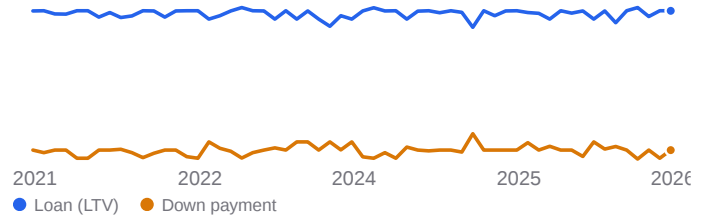


Median annualized return at resale

+5.8%

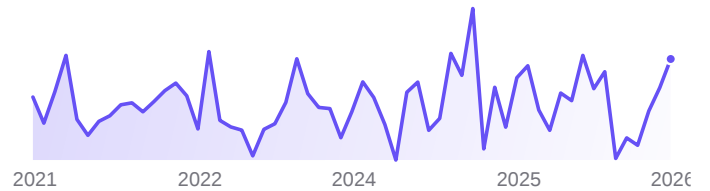


Financing (share of purchase price) Loan (LTV) 95% · Down payment 10%



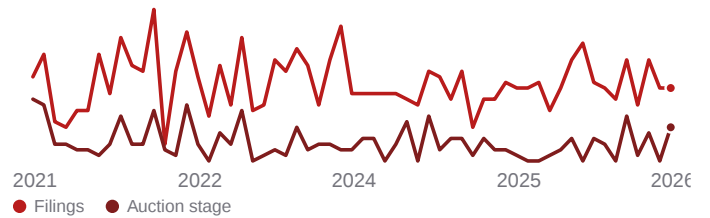
Typical hold before selling

7.1 yrs



Preforeclosure filings

Filings 13 · Auction stage 6



HOUSING STOCK

Homes	36,249
Median value (AVM)	\$212K
Single family	93%
Condos	0.9%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	55%
Underwater (LTV 125% or more)	2.2%
Owner occupied	81%
Company owned	18%
Median loan-to-value	45%
Typical ownership tenure	8.1 yrs

COMMUNITY

Population	106,660
Density	158 / mi²
Median household income	\$68K
Average household income	\$88K
Crime index (US avg 100)	106
Air pollution index (US avg 100)	94
Earthquake index (US avg 100)	42
Homes occupied	92%
Bachelor's or higher	11%
Poverty rate	14.1%
Unemployment	1.6%
Average temp	50°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.