

DeKalb 60115

ZIP code · IL · Illinois > DeKalb County > DeKalb

BALANCED MARKET

\$257K

MEDIAN SALE PRICE

-4.2%

1-YR CHANGE

377

SALES (12 MO)

\$247K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 44 / 100



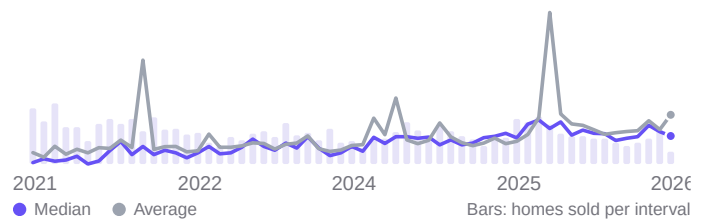
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

44 / 100

Sale prices

Median \$242K · Average \$307K

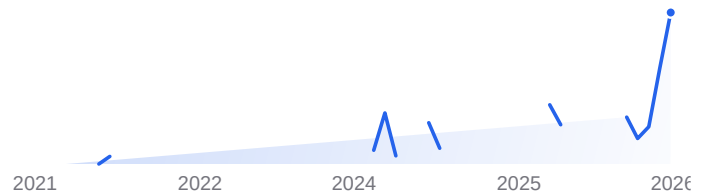
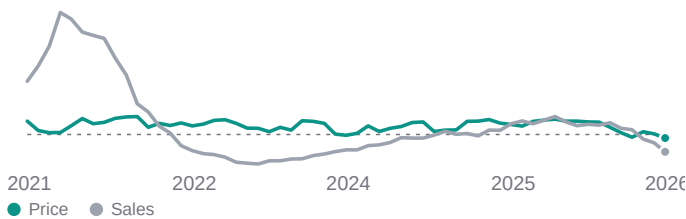


Growth (year over year)

Price -4.2% · Sales -20.1%

Price per square foot

\$320/ft²

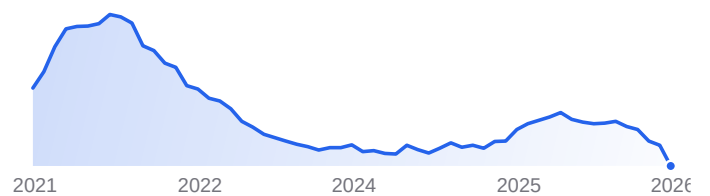
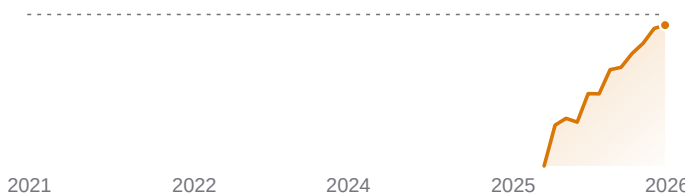


Sale premium vs estimated value

-0.3%

Annual turnover (share of homes sold)

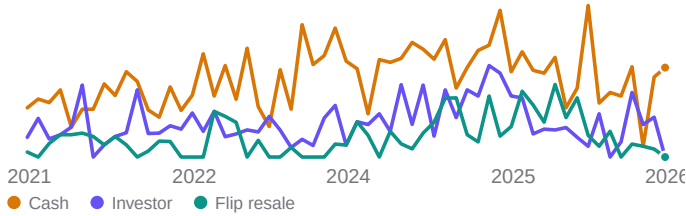
4.2%



BUYERS & OUTCOMES

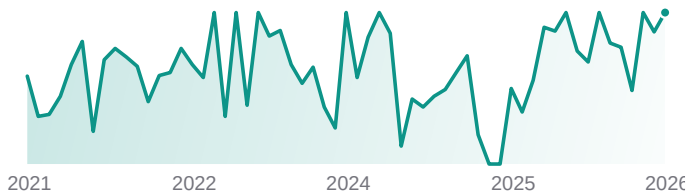
Buyer mix

Cash 27% · Investor 0% · Flip resale 0%



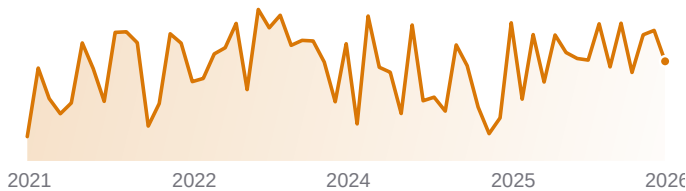
Sellers who sold at a gain

100%

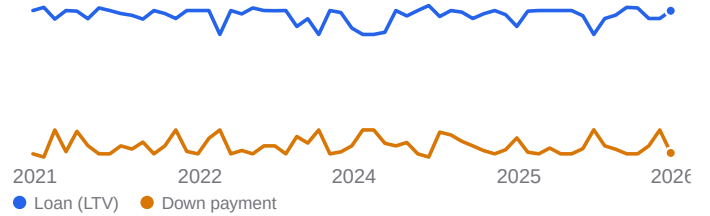


Median annualized return at resale

+5.5%

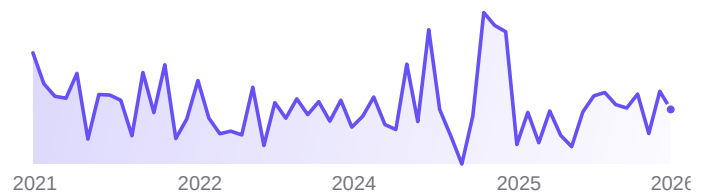


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.6%



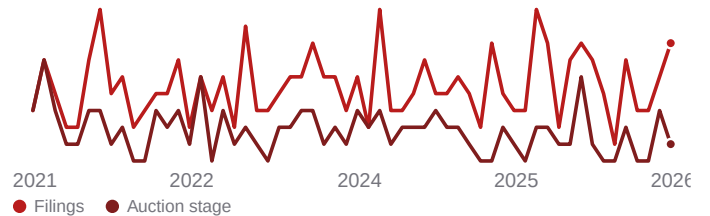
Typical hold before selling

7.3 yrs



Preforeclosure filings

Filings 7 · Auction stage 1



HOUSING STOCK

Homes	8,939
Median value (AVM)	\$247K
Median size	1,625 ft²
Median bedrooms	3
Median year built	1983
Single family	93%
Condos	1.6%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	44%
Underwater (LTV 125% or more)	2.2%
Owner occupied	82%
Company owned	15%
Median loan-to-value	55%

Typical ownership tenure

10.4 yrs

COMMUNITY

Population	44,674
Density	549 / mi²
Median household income	\$57K
Average household income	\$74K
Crime index (US avg 100)	122
Air pollution index (US avg 100)	90
Earthquake index (US avg 100)	46
Homes occupied	91%
Bachelor's or higher	24%
Poverty rate	20.2%
Unemployment	1.6%
Average temp	48°F
Annual precip	37 in
Sunshine	52%

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.