

Kirkland 60146

ZIP code · IL · Illinois > DeKalb County > Kirkland

BALANCED MARKET

\$274K

MEDIAN SALE PRICE

-17.9%

1-YR CHANGE

32

SALES (12 MO)

\$267K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 47 / 100



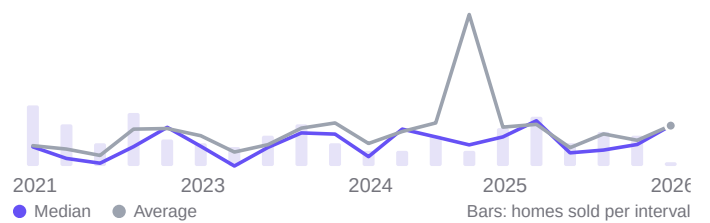
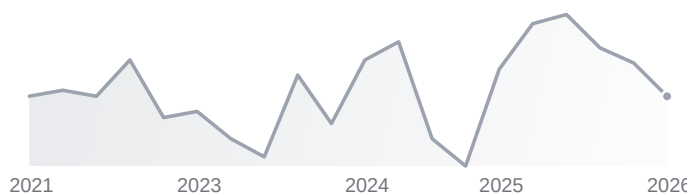
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

47 / 100

Sale prices

Median \$268K · Average \$268K

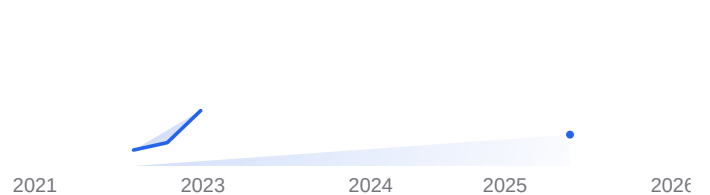
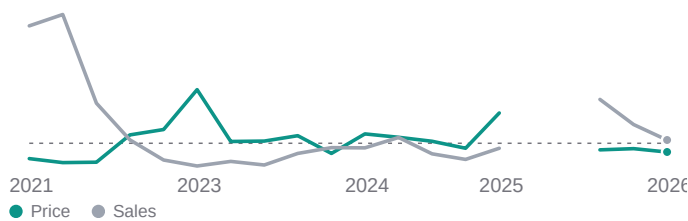


Growth (year over year)

Price -17.9% · Sales +6.7%

Price per square foot

\$163/ft²

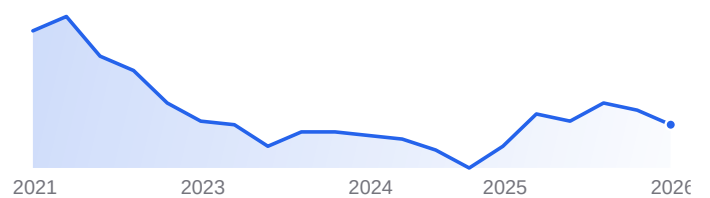
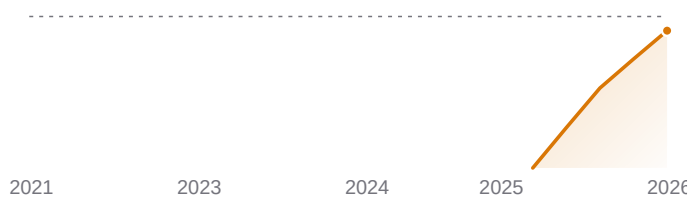


Sale premium vs estimated value

-0.5%

Annual turnover (share of homes sold)

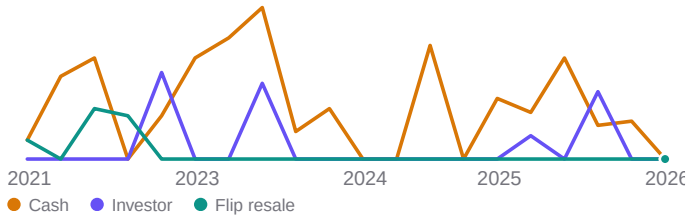
3.4%



BUYERS & OUTCOMES

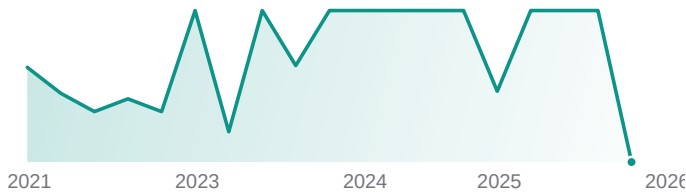
Buyer mix

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



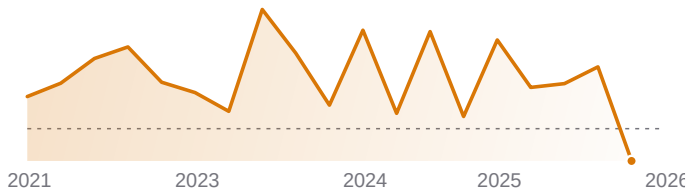
Sellers who sold at a gain

75%

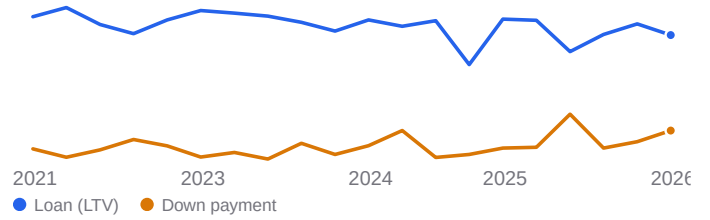


Median annualized return at resale

-3.1%

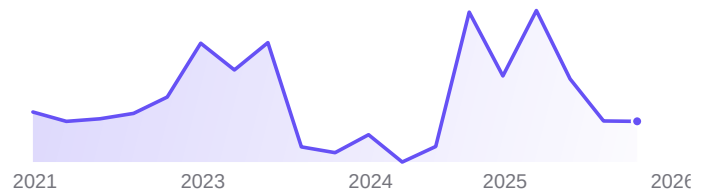


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



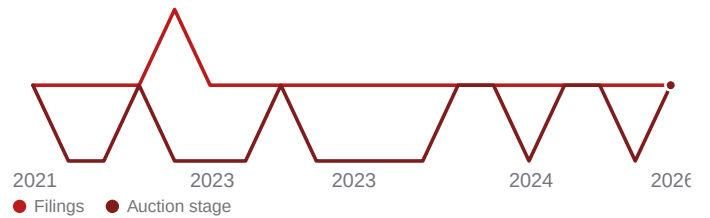
Typical hold before selling

5.7 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	931
Median value (AVM)	\$267K
Median size	2,096 ft²
Median bedrooms	3
Median year built	1977
Single family	84%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	50%
Underwater (LTV 125% or more)	2.6%
Owner occupied	86%
Company owned	16%
Median loan-to-value	50%
Typical ownership tenure	13.3 yrs

COMMUNITY

Population	2,962
Density	55 / mi²
Median household income	\$90K
Average household income	\$95K
Crime index (US avg 100)	131
Air pollution index (US avg 100)	85
Earthquake index (US avg 100)	45
Homes occupied	95%
Bachelor's or higher	13%
Poverty rate	7.7%
Unemployment	1.9%
Average temp	48°F
Annual precip	36 in
Sunshine	52%

Market metrics are derived from recorded arms-length deeds through July 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.