

Kankakee 60901

ZIP code · IL · Illinois > Kankakee County > Kankakee

BALANCED MARKET

\$171K

MEDIAN SALE PRICE

+15.4%

1-YR CHANGE

448

SALES (12 MO)

\$147K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 51 / 100



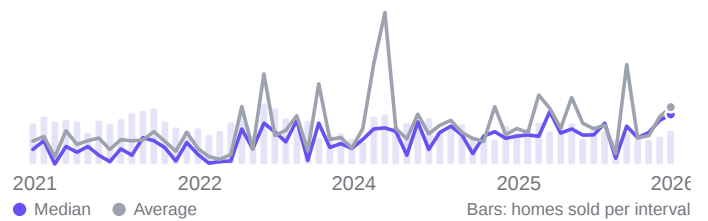
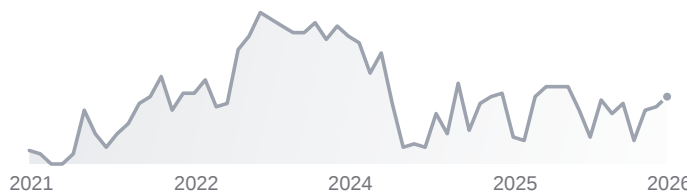
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

51 / 100

Sale prices

Median \$185K · Average \$197K

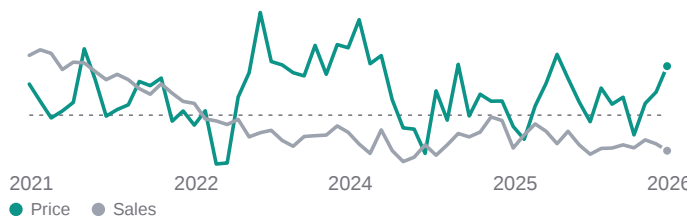


Growth (year over year)

Price +15.4% · Sales -11.1%

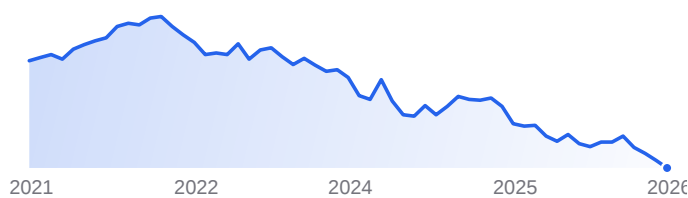
Sale premium vs estimated value

+0.0%



Annual turnover (share of homes sold)

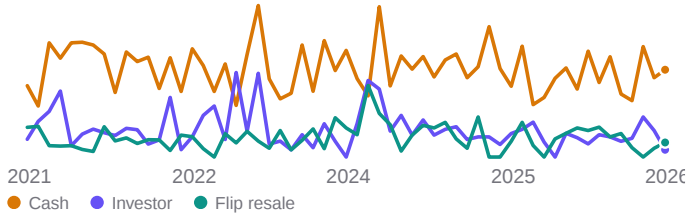
3.9%



BUYERS & OUTCOMES

Buyer mix

Cash 30% · Investor 2.5% · Flip resale 5.0%



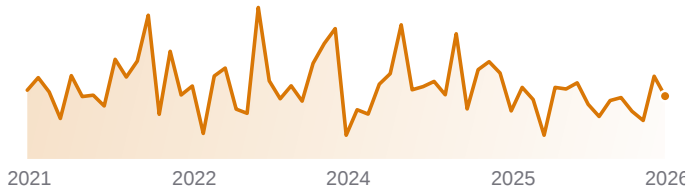
Sellers who sold at a gain

77%

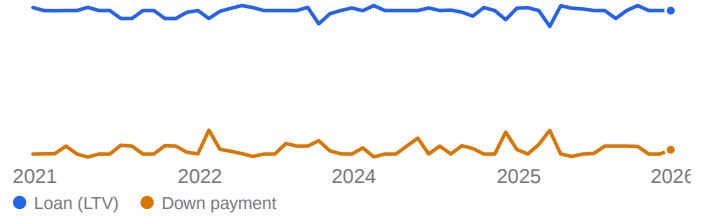


Median annualized return at resale

+6.2%

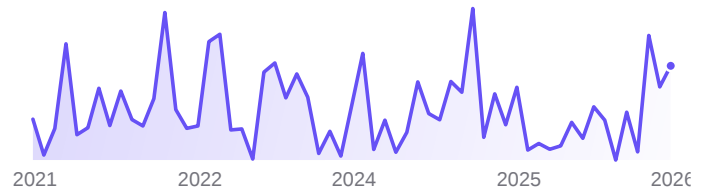


Financing (share of purchase price) Loan (LTV) 95% · Down payment 7.7%



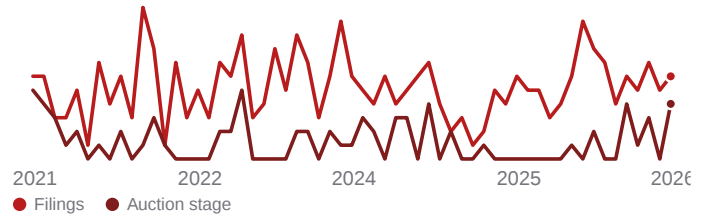
Typical hold before selling

7.4 yrs



Preforeclosure filings

Filings 6 · Auction stage 4



HOUSING STOCK

Homes	11,468
Median value (AVM)	\$147K
Single family	96%
Condos	0.9%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	56%
Underwater (LTV 125% or more)	2.7%
Owner occupied	77%
Company owned	16%
Median loan-to-value	43%
Typical ownership tenure	8.7 yrs

COMMUNITY

Population	35,995
Density	368 / mi²
Median household income	\$57K
Average household income	\$75K
Crime index (US avg 100)	126
Air pollution index (US avg 100)	94
Earthquake index (US avg 100)	42
Homes occupied	90%
Bachelor's or higher	8%
Poverty rate	20.6%
Unemployment	1.5%
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.