

Bourbonnais 60914

ZIP code · IL · Illinois · Kankakee County · Bourbonnais

BALANCED MARKET

\$300K

MEDIAN SALE PRICE

+5.5%

1-YR CHANGE

321

SALES (12 MO)

\$292K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 55 / 100



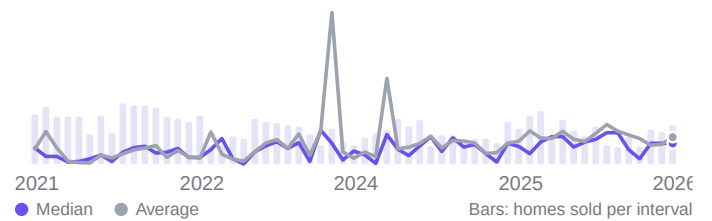
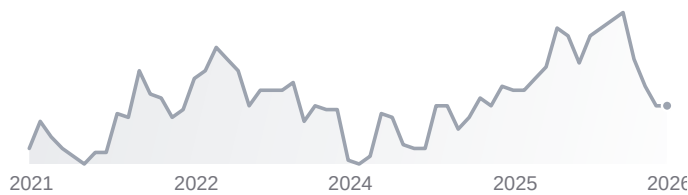
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

55 / 100

Sale prices

Median \$299K · Average \$323K

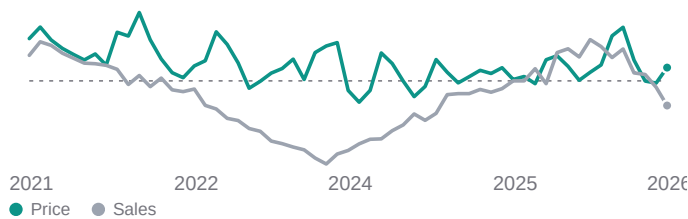


Growth (year over year)

Price +5.5% · Sales -10.1%

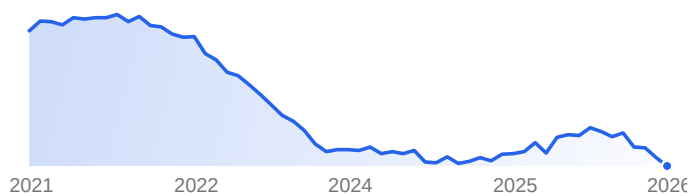
Sale premium vs estimated value

-0.2%



Annual turnover (share of homes sold)

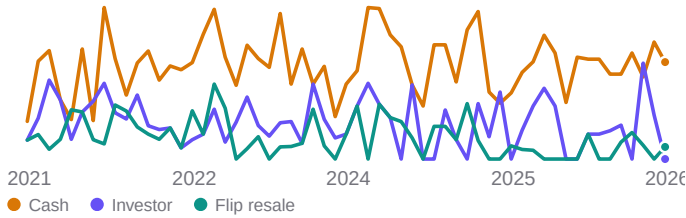
4.0%



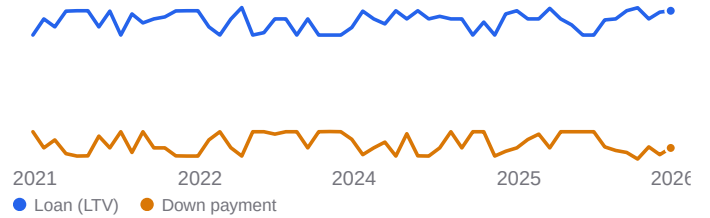
BUYERS & OUTCOMES

Buyer mix

Cash 23% · Investor 0% · Flip resale 2.9%

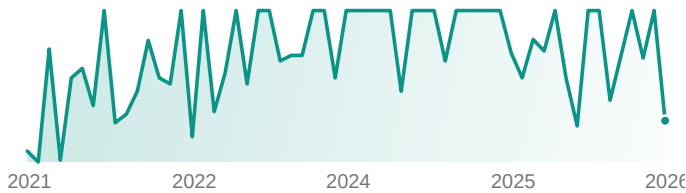


Financing (share of purchase price) Loan (LTV) 95% · Down payment 10%



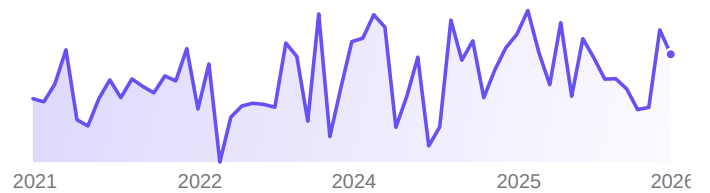
Sellers who sold at a gain

86%



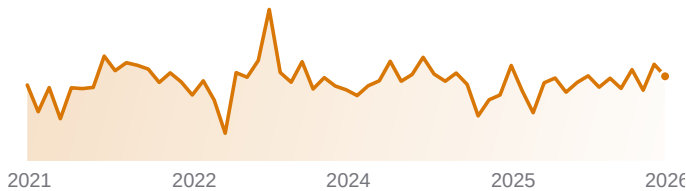
Typical hold before selling

7.0 yrs



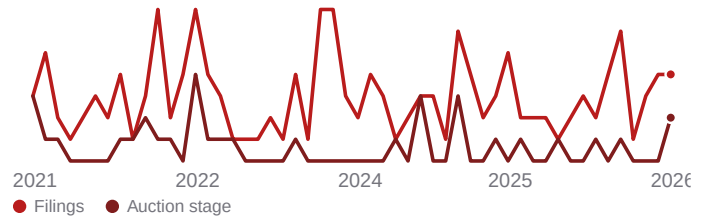
Median annualized return at resale

+5.6%



Preforeclosure filings

Filings 4 · Auction stage 2



HOUSING STOCK

Homes	8,099
Median value (AVM)	\$292K
Single family	97%
Condos	1.4%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	50%
Underwater (LTV 125% or more)	1.5%
Owner occupied	89%
Company owned	20%
Median loan-to-value	51%
Typical ownership tenure	8.0 yrs

COMMUNITY

Population	27,884
Density	568 / mi²
Median household income	\$89K
Average household income	\$100K
Crime index (US avg 100)	72
Air pollution index (US avg 100)	89
Earthquake index (US avg 100)	43
Homes occupied	94%
Bachelor's or higher	16%
Poverty rate	12.5%
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.