

Buckingham 60917

ZIP code · IL · Illinois > Kankakee County > Buckingham

SELLER'S MARKET

\$279K

MEDIAN SALE PRICE

10

SALES (12 MO)

\$237K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 62 / 100



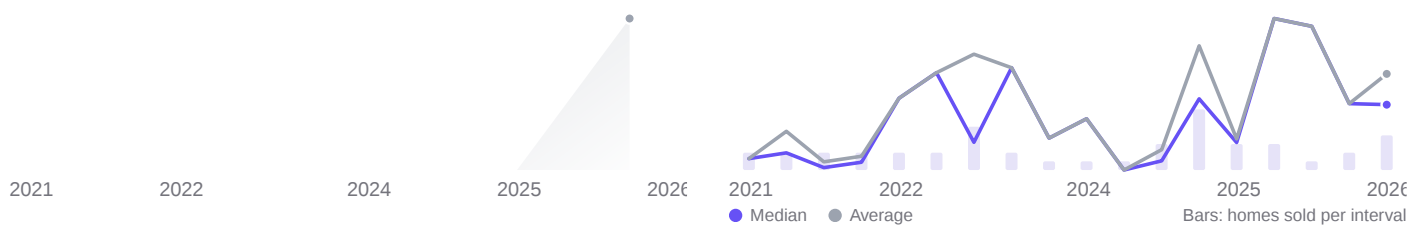
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

62 / 100

Sale prices

Median \$322K · Average \$457K



Growth (year over year)

Price -16.2% · Sales -18.2%

Price per square foot

\$183/ft²

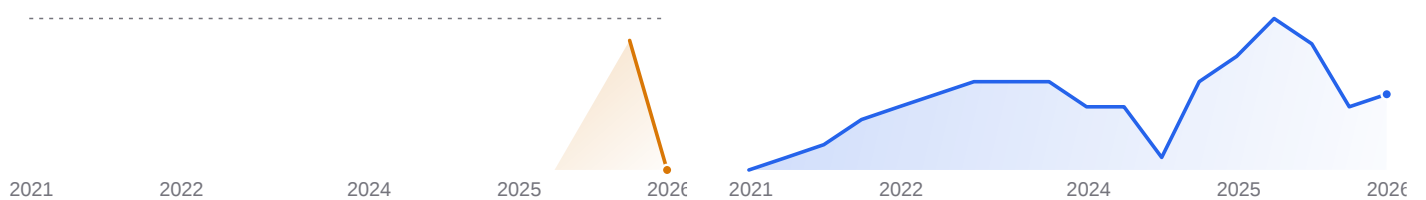


Sale premium vs estimated value

-20.9%

Annual turnover (share of homes sold)

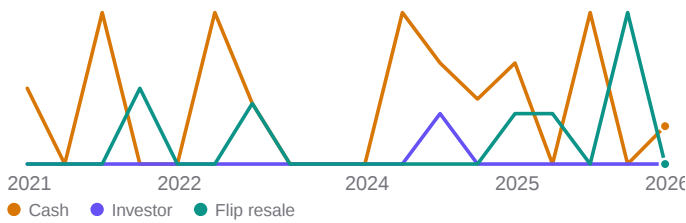
4.1%



BUYERS & OUTCOMES

Buyer mix

Cash 25% · Investor 0% · Flip resale 0%

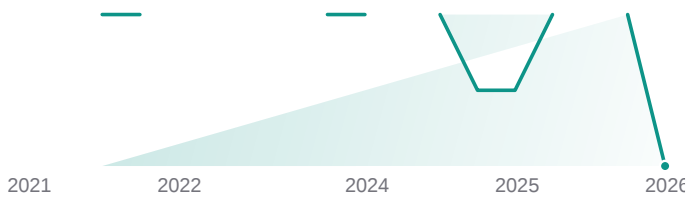


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



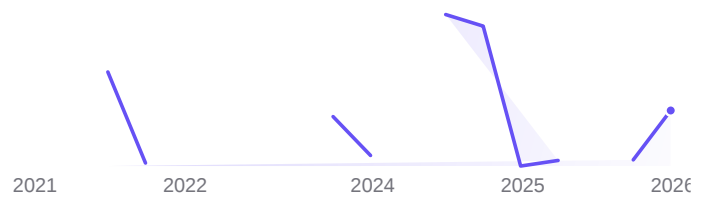
Sellers who sold at a gain

0%



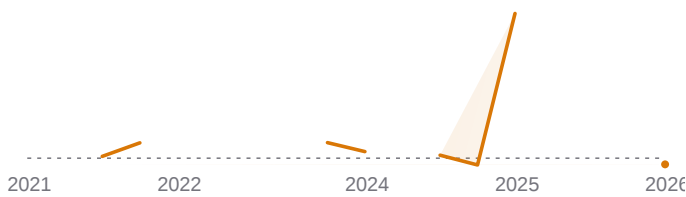
Typical hold before selling

7.1 yrs



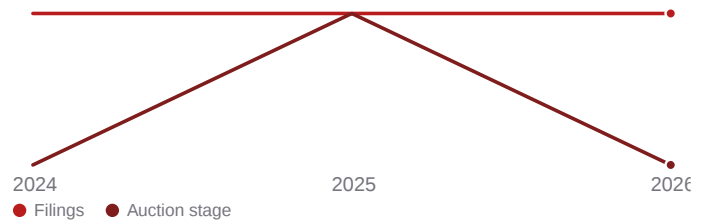
Median annualized return at resale

-2.6%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	241
Median value (AVM)	\$237K
Median size	2,236 ft²
Median bedrooms	3
Median year built	1910
Single family	64%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	66%
Underwater (LTV 125% or more)	3.1%
Owner occupied	77%
Company owned	19%
Median loan-to-value	25%
Typical ownership tenure	11.1 yrs

COMMUNITY

Population	634
Density	18 / mi²
Median household income	\$66K
Average household income	\$84K
Crime index (US avg 100)	97
Air pollution index (US avg 100)	78
Earthquake index (US avg 100)	41
Homes occupied	91%
Bachelor's or higher	8%
Poverty rate	5.6%
Unemployment	1.4%
Average temp	50°F
Annual precip	37 in
Sunshine	54%

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