

Grant Park 60940

ZIP code · IL · Illinois > Kankakee County > Grant Park

BALANCED MARKET

\$253K

MEDIAN SALE PRICE

-1.1%

1-YR CHANGE

49

SALES (12 MO)

\$297K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 58 / 100

Buyer's market

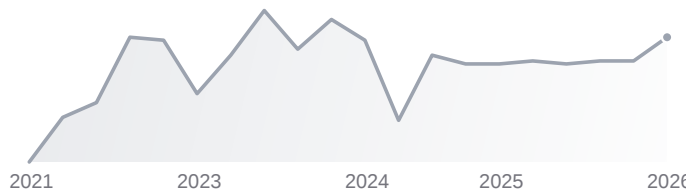
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

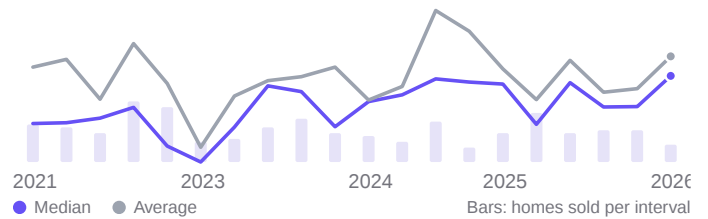
Market temperature (0-100)

58 / 100



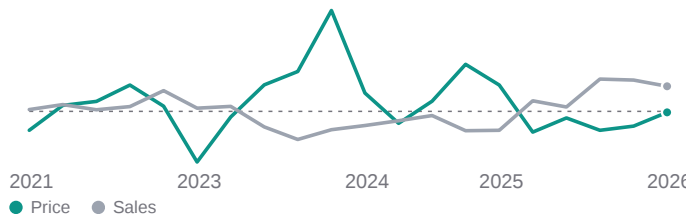
Sale prices

Median \$290K · Average \$331K



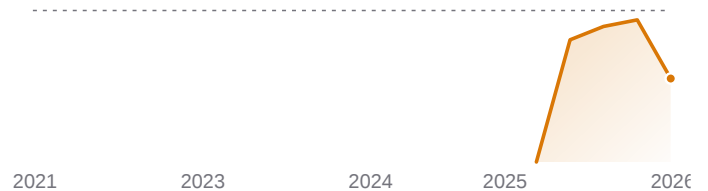
Growth (year over year)

Price -1.1% · Sales +28.9%



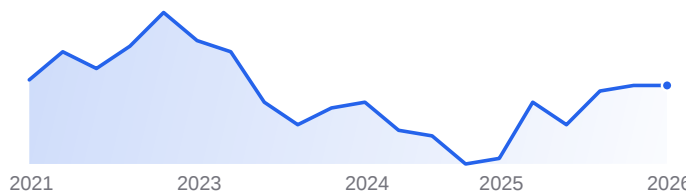
Sale premium vs estimated value

-9.5%



Annual turnover (share of homes sold)

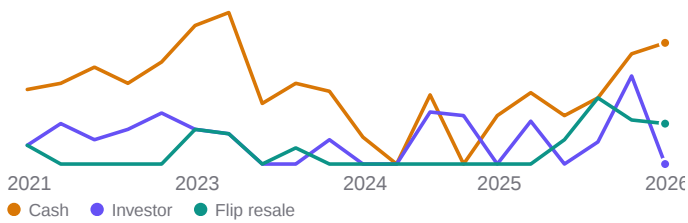
3.9%



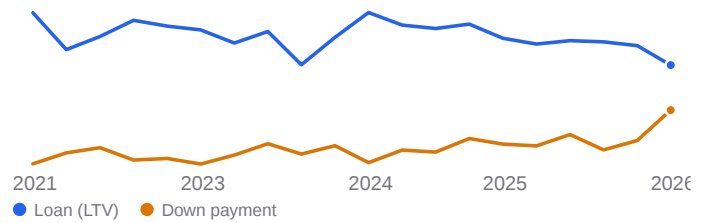
BUYERS & OUTCOMES

Buyer mix

Cash 50% · Investor 0% · Flip resale 17%

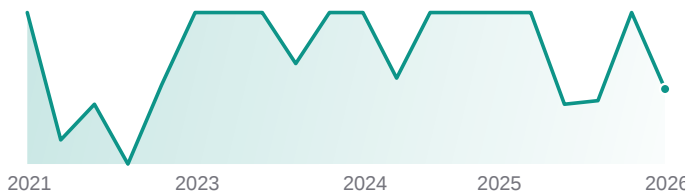


Financing (share of purchase price) Loan (LTV) 64% · Down payment 36%



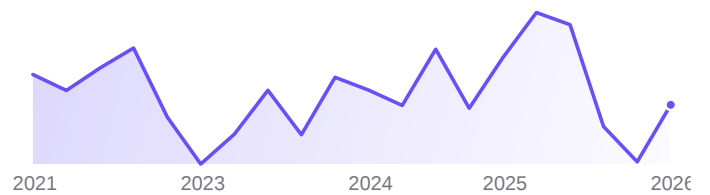
Sellers who sold at a gain

75%



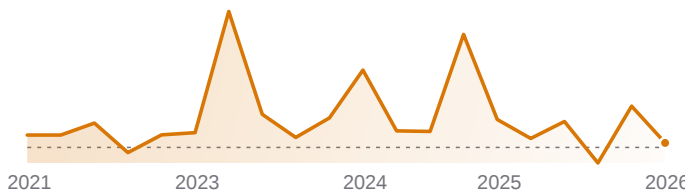
Typical hold before selling

4.1 yrs



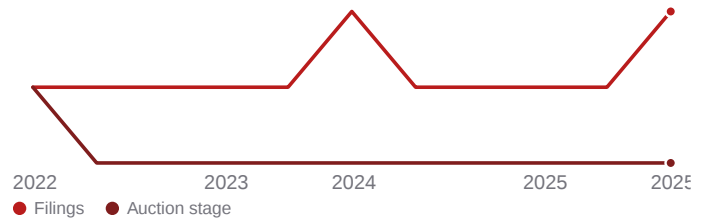
Median annualized return at resale

+1.6%



Preforeclosure filings

Filings 2 · Auction stage 0



HOUSING STOCK

Homes	1,265
Median value (AVM)	\$297K
Median size	960 ft²
Median bedrooms	3
Median year built	1973
Single family	72%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	58%
Underwater (LTV 125% or more)	1.9%
Owner occupied	85%
Company owned	21%
Median loan-to-value	42%
Typical ownership tenure	8.3 yrs

COMMUNITY

Population	3,427
Density	46 / mi²
Median household income	\$84K
Average household income	\$98K
Crime index (US avg 100)	100
Air pollution index (US avg 100)	108
Earthquake index (US avg 100)	43
Homes occupied	95%
Bachelor's or higher	9%
Poverty rate	11.1%
Unemployment	1.7%
Average temp	50°F
Annual precip	39 in
Sunshine	54%

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.