

# Kirkwood 61447

ZIP code · IL · Illinois > Warren County > Kirkwood

BUYER'S MARKET

**\$100K**

MEDIAN SALE PRICE

**+179.7%**

1-YR CHANGE

**8**

SALES (12 MO)

**\$86K**

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 32 / 100



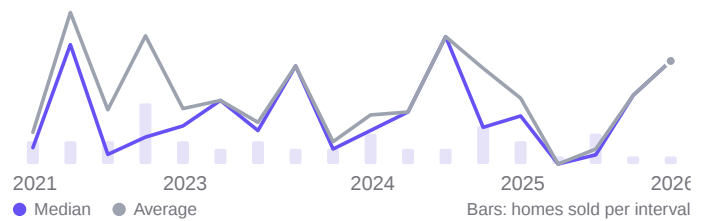
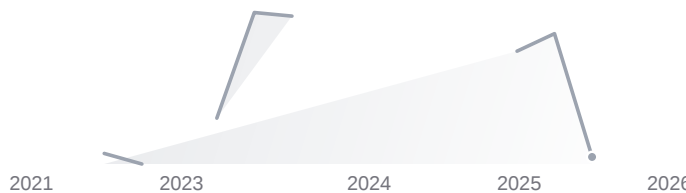
## MARKET TRENDS (5 YEARS)

Market temperature (0–100)

32 / 100

Sale prices

Median \$115K · Average \$115K

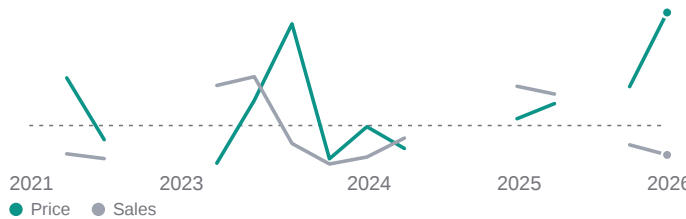


Growth (year over year)

Price +179.7% · Sales -46.7%

Sale premium vs estimated value

-43.3%



Annual turnover (share of homes sold)

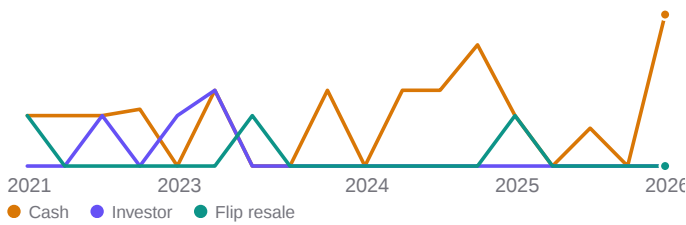
2.0%



## BUYERS & OUTCOMES

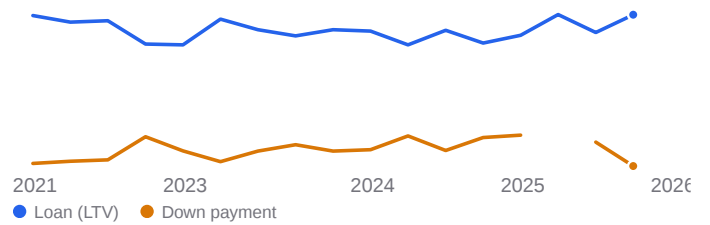
### Buyer mix

Cash 100% · Investor 0% · Flip resale 0%



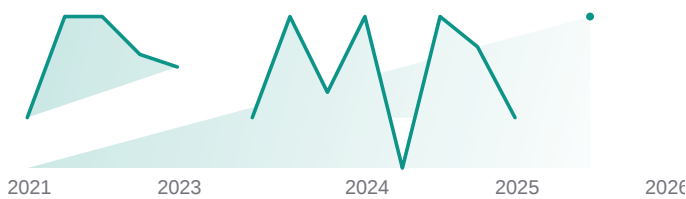
### Financing (share of purchase price)

Loan (LTV) 100% · Down payment 0.1%



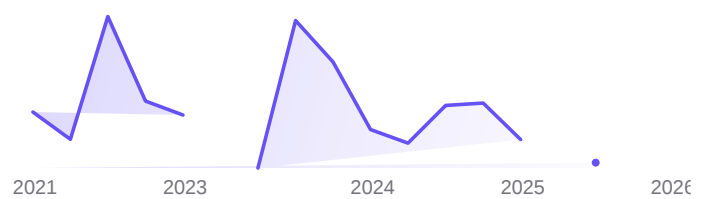
### Sellers who sold at a gain

100%



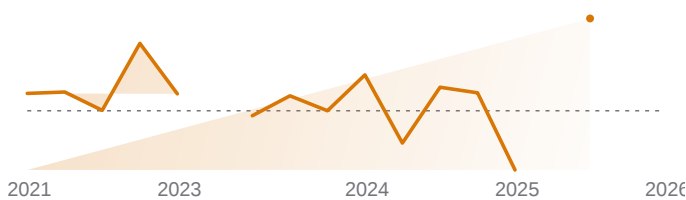
### Typical hold before selling

1.6 yrs



### Median annualized return at resale

+30.1%



### Preforeclosure filings

Filings 1 · Auction stage 1



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 398       |
| Median value (AVM) | \$86K     |
| Median size        | 2,067 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1973      |
| Single family      | 90%       |

## EQUITY & OWNERSHIP

|                               |          |
|-------------------------------|----------|
| Equity rich (LTV 50% or less) | 54%      |
| Underwater (LTV 125% or more) | 4.4%     |
| Owner occupied                | 77%      |
| Company owned                 | 6.5%     |
| Median loan-to-value          | 44%      |
| Typical ownership tenure      | 19.7 yrs |

## COMMUNITY

|                                  |                      |
|----------------------------------|----------------------|
| Population                       | 831                  |
| Density                          | 22 / mi <sup>2</sup> |
| Median household income          | \$77K                |
| Average household income         | \$102K               |
| Crime index (US avg 100)         | 135                  |
| Air pollution index (US avg 100) | 79                   |
| Earthquake index (US avg 100)    | 28                   |
| Homes occupied                   | 86%                  |
| Bachelor's or higher             | 12%                  |
| Poverty rate                     | 7.3%                 |
| Unemployment                     | 1.7%                 |
| Average temp                     | 51°F                 |
| Annual precip                    | 37 in                |
| Sunshine                         | 56%                  |

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.