

Belle Rive

City · IL · Illinois > Jefferson County

\$115K

MEDIAN SALE PRICE

5

SALES (12 MO)

\$113K

MEDIAN VALUE (AVM)

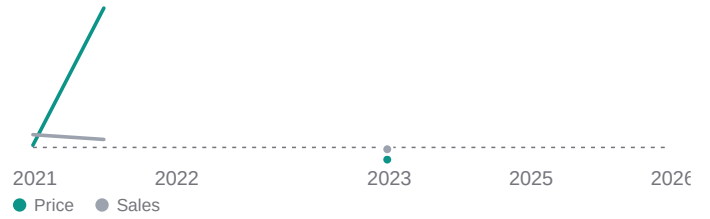
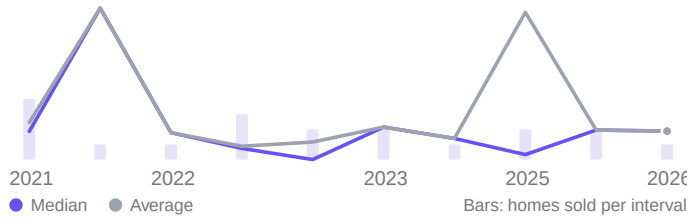
MARKET TRENDS (5 YEARS)

Sale prices

Median \$115K · Average \$115K

Growth (year over year)

Price -75.9% · Sales -11.1%

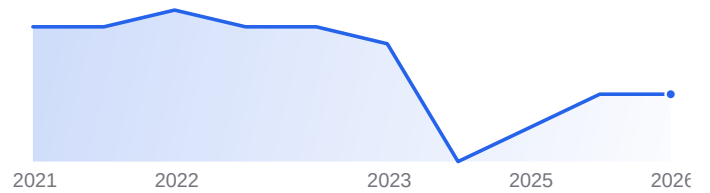
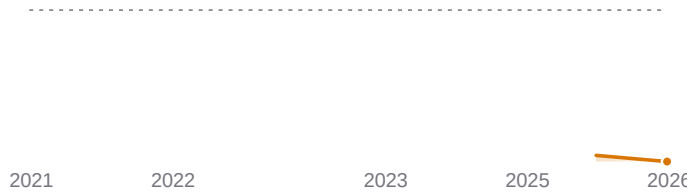


Sale premium vs estimated value

-9.4%

Annual turnover (share of homes sold)

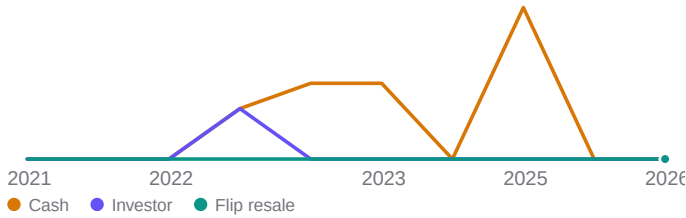
1.8%



BUYERS & OUTCOMES

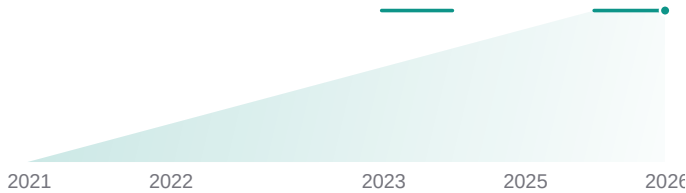
Buyer mix

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



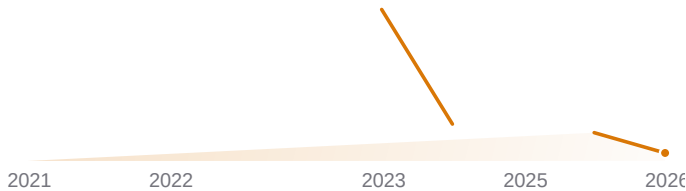
Sellers who sold at a gain

100%

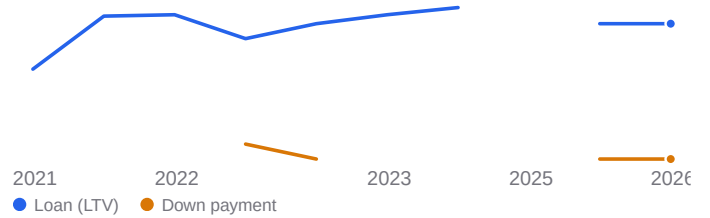


Median annualized return at resale

+1.3%

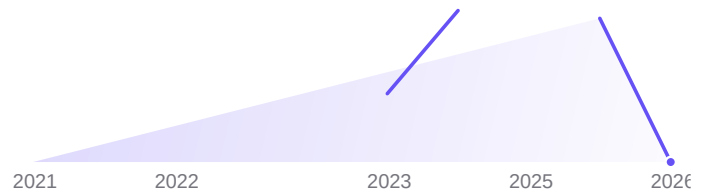


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



Typical hold before selling

3.3 yrs



HOUSING STOCK

Homes	283
Median value (AVM)	\$113K
Median year built	1991
Single family	93%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	69%
Underwater (LTV 125% or more)	1.4%
Owner occupied	90%
Company owned	12%
Median loan-to-value	0%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	300
Density	292 / mi²
Median household income	\$69K
Average household income	\$76K
Crime index (US avg 100)	61
Air pollution index (US avg 100)	85
Earthquake index (US avg 100)	220
Homes occupied	94%
Bachelor's or higher	15%
Poverty rate	7.3%
Unemployment	1.2%
Average temp	56°F
Annual precip	43 in
Sunshine	59%

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.