

Belleville

City · IL · Illinois > St. Clair County

SELLER'S MARKET

\$201K

MEDIAN SALE PRICE

+14.9%

1-YR CHANGE

1,349

SALES (12 MO)

\$164K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 63 / 100



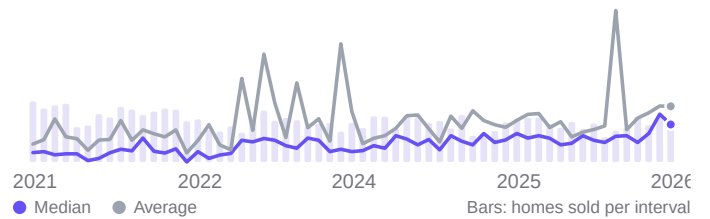
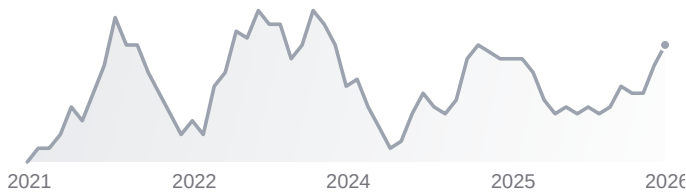
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

63 / 100

Sale prices

Median \$200K · Average \$240K

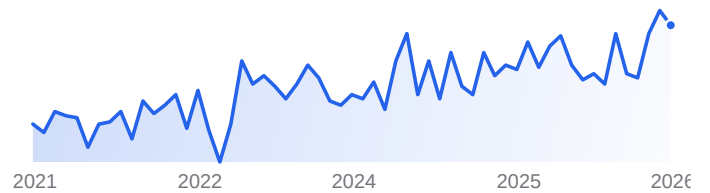
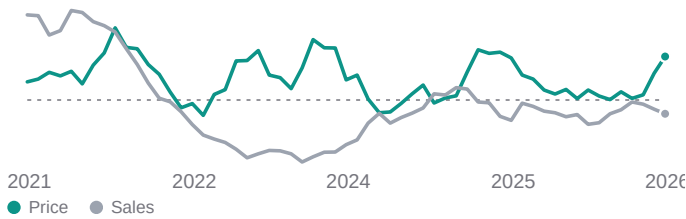


Growth (year over year)

Price +14.9% · Sales -4.7%

Price per square foot

\$161/ft²

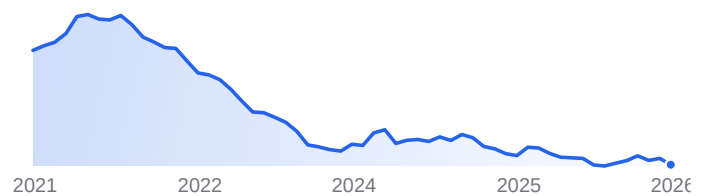
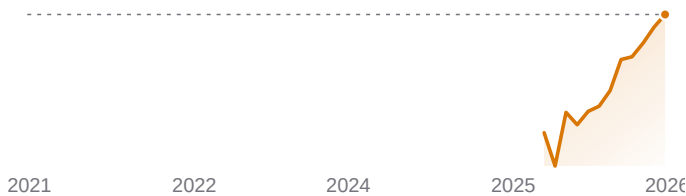


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

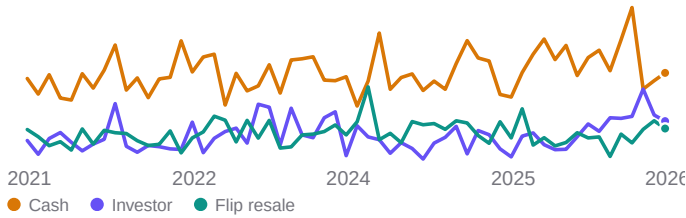
5.1%



BUYERS & OUTCOMES

Buyer mix

Cash 23% · Investor 12% · Flip resale 9.9%



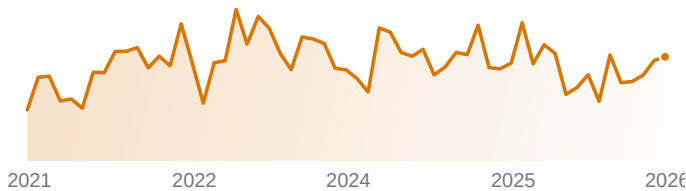
Sellers who sold at a gain

94%

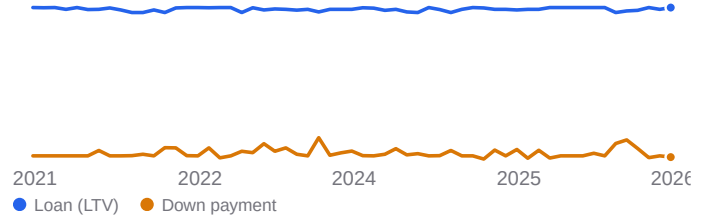


Median annualized return at resale

+5.4%

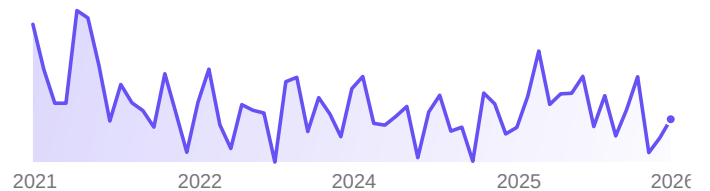


Financing (share of purchase price) Loan (LTV) 98% · Down payment 4.2%



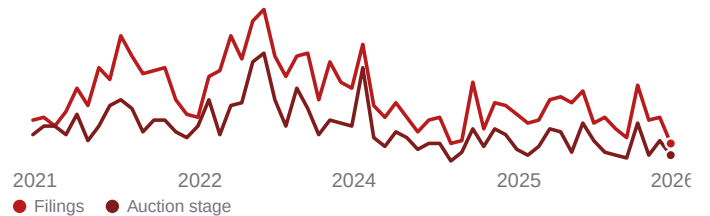
Typical hold before selling

6.0 yrs



Preforeclosure filings

Filings 6 · Auction stage 2



HOUSING STOCK

Homes	26,509
Median value (AVM)	\$164K
Median size	1,170 ft²
Median year built	1959
Single family	91%
Condos	0.9%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	40%
Underwater (LTV 125% or more)	5.4%
Owner occupied	78%
Company owned	15%
Median loan-to-value	60%
Typical ownership tenure	8.7 yrs

COMMUNITY

Population	41,493
Density	1,787 / mi²
Median household income	\$63K
Average household income	\$80K
Crime index (US avg 100)	118
Air pollution index (US avg 100)	95
Earthquake index (US avg 100)	162
Homes occupied	88%
Bachelor's or higher	16%
Poverty rate	14.3%
Unemployment	1.3%
Average temp	56°F
Annual precip	40 in
Sunshine	59%

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.