

Creve Coeur 61610

ZIP code · IL · Illinois · Tazewell County · Creve Coeur

BUYER'S MARKET

\$87K

MEDIAN SALE PRICE

-5.8%

1-YR CHANGE

88

SALES (12 MO)

\$100K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 36 / 100



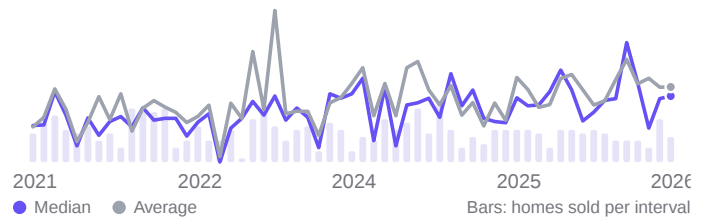
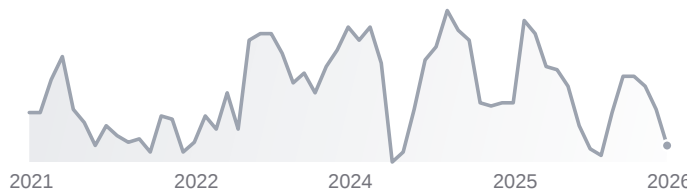
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

36 / 100

Sale prices

Median \$100K · Average \$110K

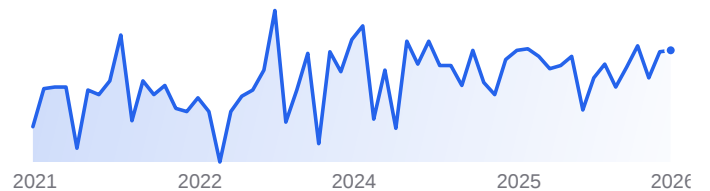
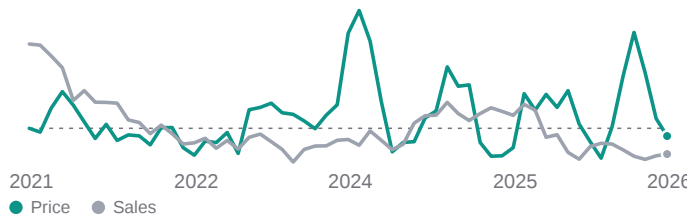


Growth (year over year)

Price -5.8% · Sales -19.3%

Price per square foot

\$103/ft²

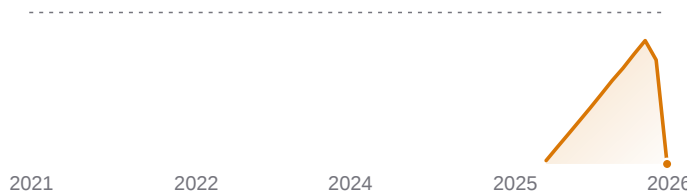


Sale premium vs estimated value

-8.7%

Annual turnover (share of homes sold)

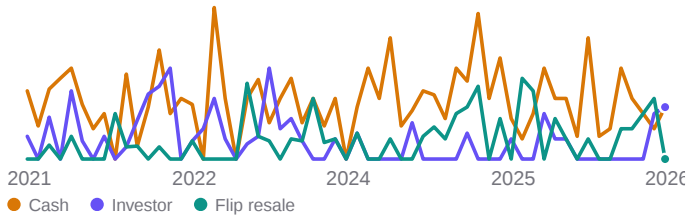
4.3%



BUYERS & OUTCOMES

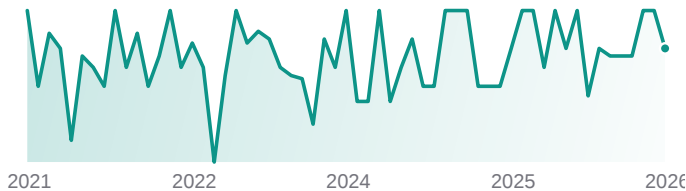
Buyer mix

Cash 29% · Investor 29% · Flip resale 0%



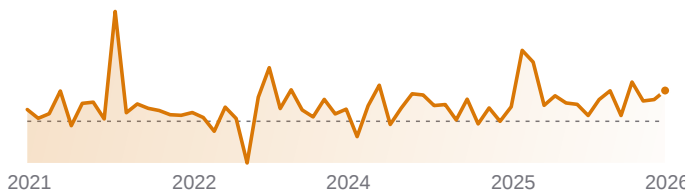
Sellers who sold at a gain

83%

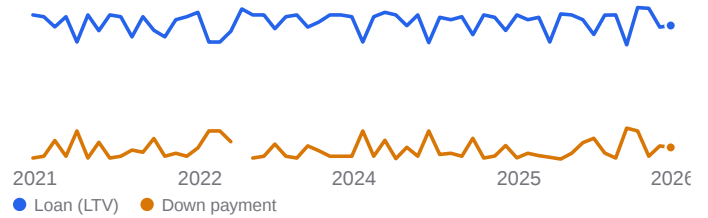


Median annualized return at resale

+6.8%

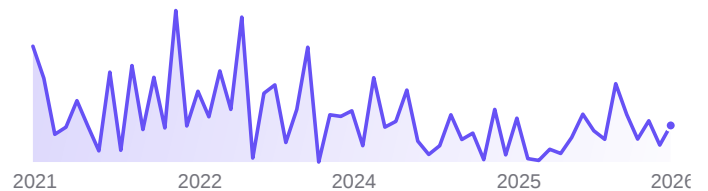


Financing (share of purchase price) Loan (LTV) 91% · Down payment 8.9%



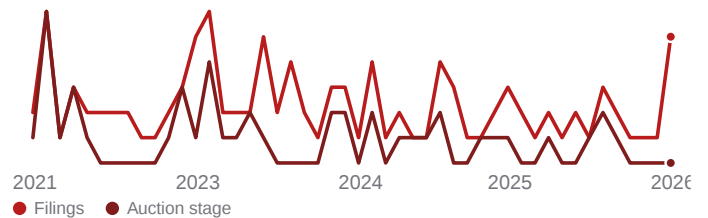
Typical hold before selling

5.8 yrs



Preforeclosure filings

Filings 5 · Auction stage 0



HOUSING STOCK

Homes	2,044
Median value (AVM)	\$100K
Median size	1,056 ft²
Median bedrooms	3
Median year built	1948
Single family	98%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	42%
Underwater (LTV 125% or more)	3.3%
Owner occupied	80%
Company owned	7.1%
Median loan-to-value	61%
Typical ownership tenure	12.7 yrs

COMMUNITY

Population	5,484
Density	907 / mi²
Median household income	\$56K
Average household income	\$80K
Crime index (US avg 100)	123
Air pollution index (US avg 100)	82
Earthquake index (US avg 100)	38
Homes occupied	89%
Bachelor's or higher	9%
Poverty rate	7.4%
Unemployment	1.3%
Average temp	51°F
Annual precip	36 in
Sunshine	56%

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.