

East Saint Louis 62201

ZIP code · IL · Illinois · St. Clair County

SELLER'S MARKET

\$52K

MEDIAN SALE PRICE

+32.5%

1-YR CHANGE

23

SALES (12 MO)

\$45K

MEDIAN VALUE (AVM)

Market temperature

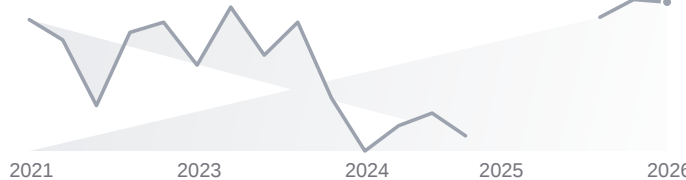
Seller's market · 61 / 100



MARKET TRENDS (5 YEARS)

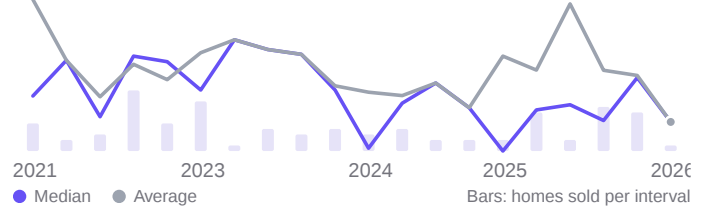
Market temperature (0–100)

61 / 100



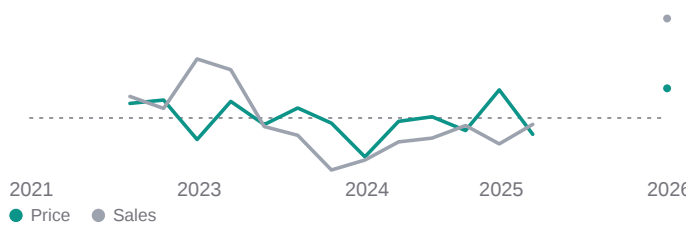
Sale prices

Median \$37K · Average \$37K



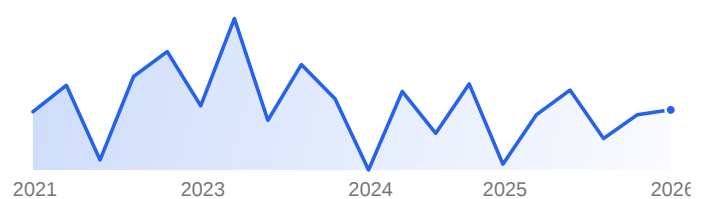
Growth (year over year)

Price +32.5% · Sales +109.1%



Price per square foot

\$46/ft²



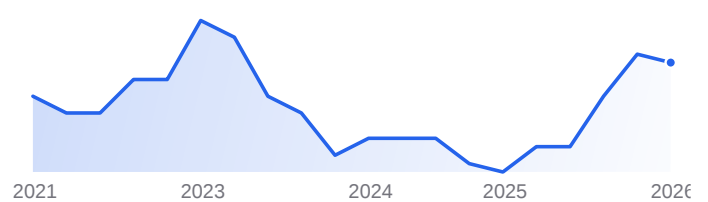
Sale premium vs estimated value

-23.0%



Annual turnover (share of homes sold)

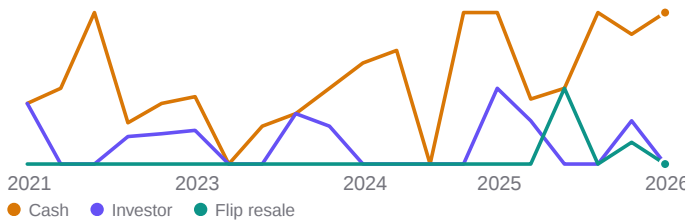
1.7%



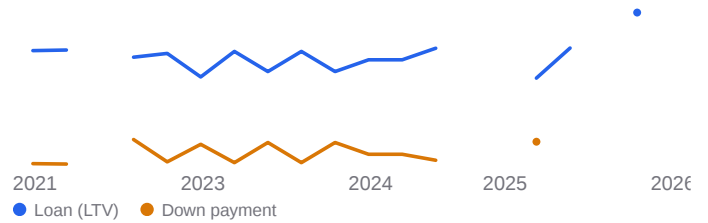
BUYERS & OUTCOMES

Buyer mix

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



Financing (share of purchase price) Loan (LTV) 130% · Down payment 21%



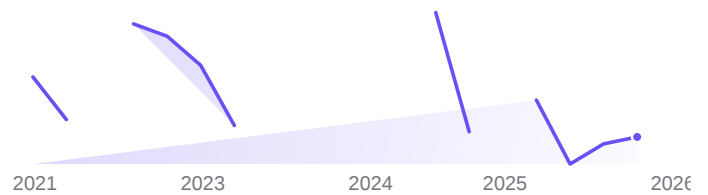
Sellers who sold at a gain

100%



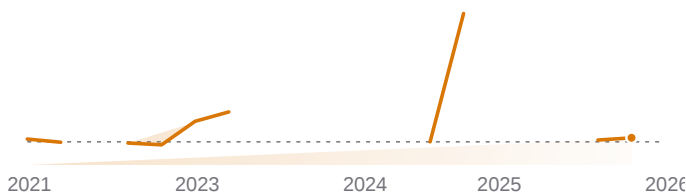
Typical hold before selling

4.0 yrs



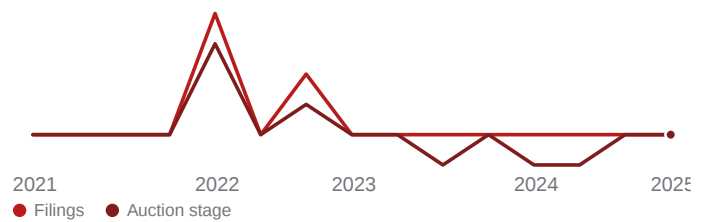
Median annualized return at resale

+3.1%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,324
Median value (AVM)	\$45K
Median size	1,032 ft²
Median bedrooms	2
Median year built	1935
Single family	91%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	63%
Underwater (LTV 125% or more)	11%
Owner occupied	59%
Company owned	16%
Median loan-to-value	0%
Typical ownership tenure	13.9 yrs

COMMUNITY

Population	6,549
Density	384 / mi²
Median household income	\$33K
Average household income	\$43K
Crime index (US avg 100)	154
Air pollution index (US avg 100)	89
Earthquake index (US avg 100)	152
Homes occupied	85%
Bachelor's or higher	8%
Poverty rate	40.1%
Unemployment	0.9%
Average temp	56°F
Annual precip	40 in
Sunshine	59%

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.