

# East Saint Louis 62203

ZIP code · IL · Illinois · St. Clair County

STRONG BUYER'S MARKET

\$32K

MEDIAN SALE PRICE

-19.2%

1-YR CHANGE

41

SALES (12 MO)

\$37K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 11 / 100



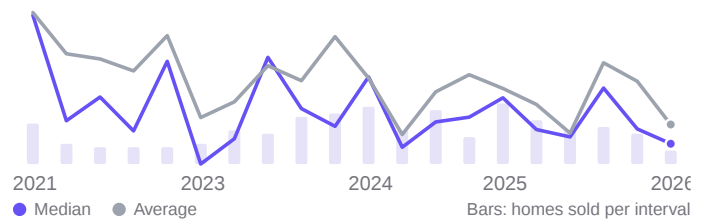
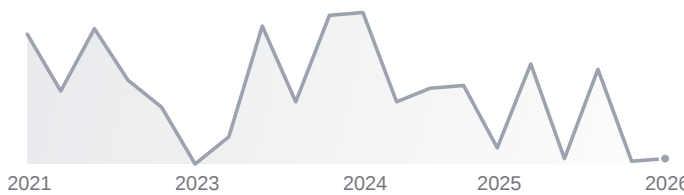
## MARKET TRENDS (5 YEARS)

Market temperature (0–100)

11 / 100

Sale prices

Median \$25K · Average \$32K

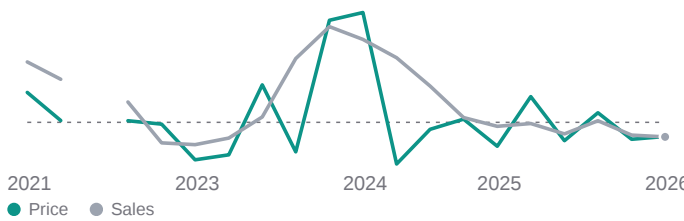


Growth (year over year)

Price -19.2% · Sales -19.6%

Price per square foot

\$24/ft²

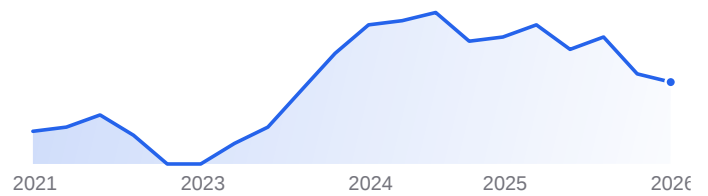


Sale premium vs estimated value

-22.1%

Annual turnover (share of homes sold)

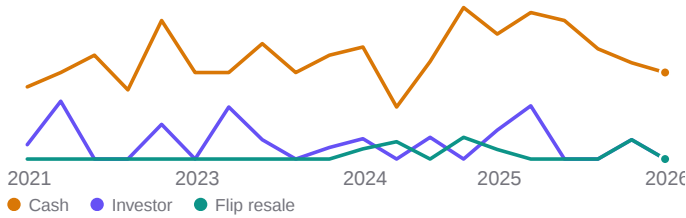
1.4%



## BUYERS & OUTCOMES

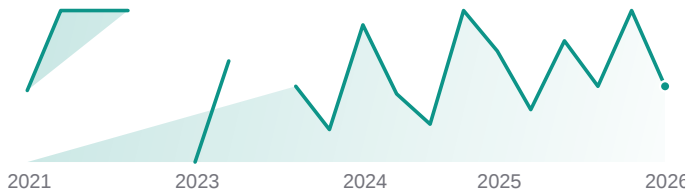
### Buyer mix

Cash 50% · Investor 0% · Flip resale 0%



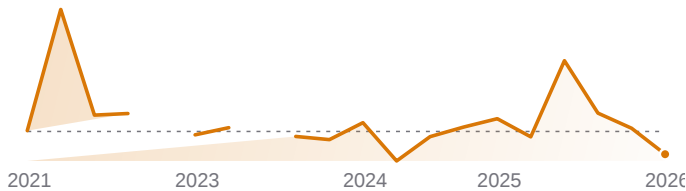
### Sellers who sold at a gain

50%



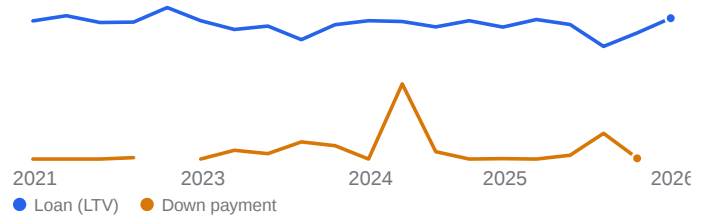
### Median annualized return at resale

-10.6%



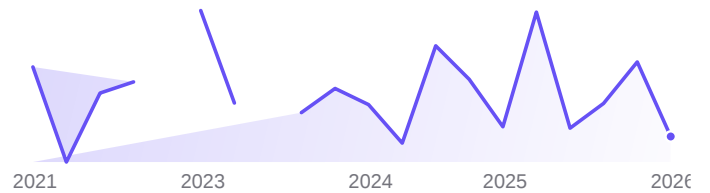
### Financing (share of purchase price)

Loan (LTV) 100% · Down payment 2.3%



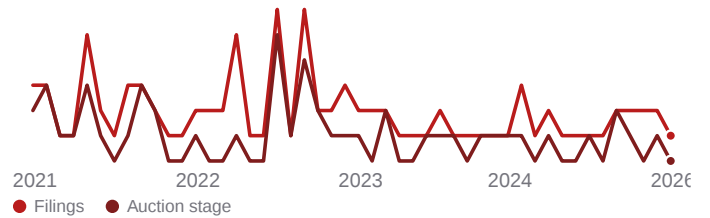
### Typical hold before selling

5.4 yrs



### Preforeclosure filings

Filings 1 · Auction stage 0



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 3,006     |
| Median value (AVM) | \$37K     |
| Median size        | 1,002 ft² |
| Median year built  | 1952      |
| Single family      | 97%       |

## EQUITY & OWNERSHIP

|                               |          |
|-------------------------------|----------|
| Equity rich (LTV 50% or less) | 61%      |
| Underwater (LTV 125% or more) | 19%      |
| Owner occupied                | 56%      |
| Company owned                 | 15%      |
| Median loan-to-value          | 0%       |
| Typical ownership tenure      | 11.2 yrs |

## COMMUNITY

|                                  |                  |
|----------------------------------|------------------|
| Population                       | <b>6,034</b>     |
| Density                          | <b>972 / mi²</b> |
| Median household income          | <b>\$47K</b>     |
| Average household income         | <b>\$62K</b>     |
| Crime index (US avg 100)         | <b>145</b>       |
| Air pollution index (US avg 100) | <b>93</b>        |
| Earthquake index (US avg 100)    | <b>155</b>       |
| Homes occupied                   | <b>85%</b>       |
| Bachelor's or higher             | <b>11%</b>       |
| Poverty rate                     | <b>29.4%</b>     |
| Unemployment                     | <b>0.8%</b>      |
| Average temp                     | <b>56°F</b>      |
| Annual precip                    | <b>40 in</b>     |
| Sunshine                         | <b>59%</b>       |

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.