

East Saint Louis 62204

ZIP code · IL · Illinois · St. Clair County

BUYER'S MARKET

\$32K

MEDIAN SALE PRICE

+5.8%

1-YR CHANGE

13

SALES (12 MO)

\$26K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 23 / 100



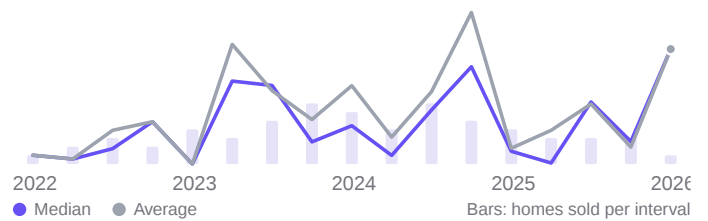
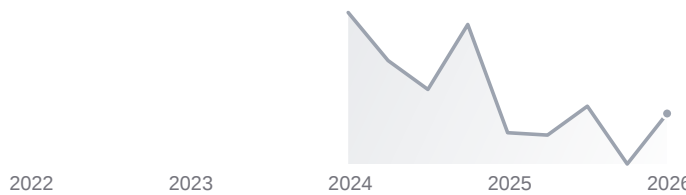
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

23 / 100

Sale prices

Median \$44K · Average \$44K

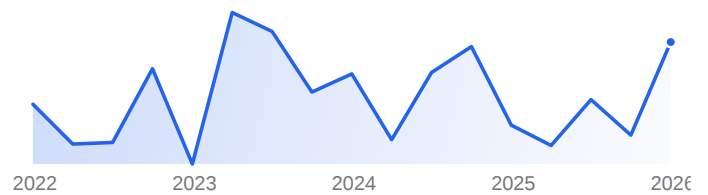
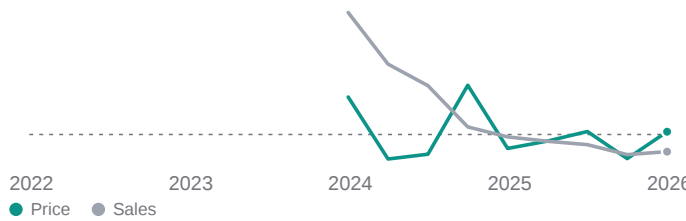


Growth (year over year)

Price +5.8% · Sales -35.0%

Price per square foot

\$37/ft²

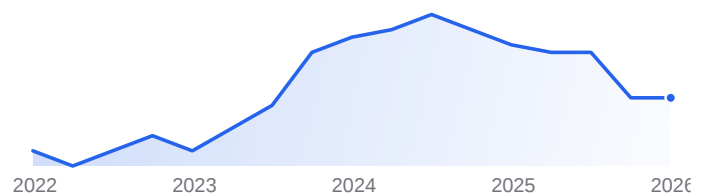


Sale premium vs estimated value

+89.3%

Annual turnover (share of homes sold)

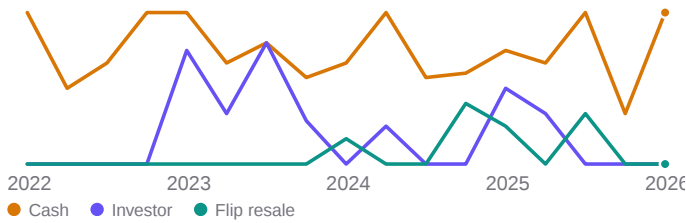
0.5%



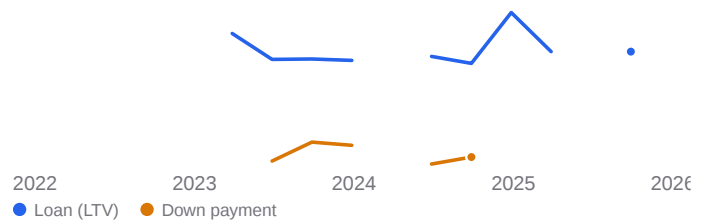
BUYERS & OUTCOMES

Buyer mix

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

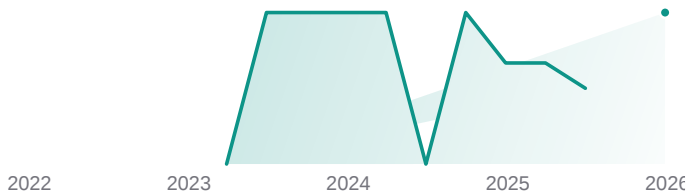


Financing (share of purchase price) Loan (LTV) 100% · Down payment 10%



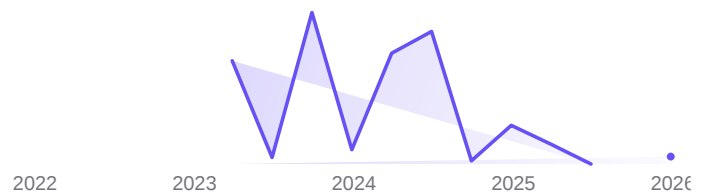
Sellers who sold at a gain

100%



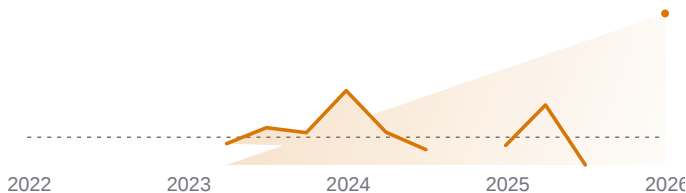
Typical hold before selling

1.3 yrs



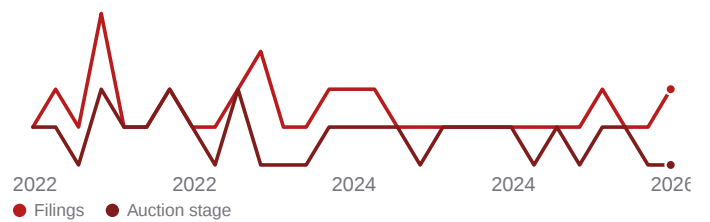
Median annualized return at resale

+66.4%



Preforeclosure filings

Filings 2 · Auction stage 0



HOUSING STOCK

Homes	2,675
Median value (AVM)	\$26K
Median size	960 ft²
Median year built	1937
Single family	96%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	78%
Underwater (LTV 125% or more)	12%
Owner occupied	40%
Company owned	28%
Median loan-to-value	0%
Typical ownership tenure	4.9 yrs

COMMUNITY

Population	4,876
Density	853 / mi²
Median household income	\$37K
Average household income	\$49K
Crime index (US avg 100)	156
Air pollution index (US avg 100)	89
Earthquake index (US avg 100)	153
Homes occupied	81%
Bachelor's or higher	3%
Poverty rate	33.6%
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.