

East Saint Louis 62205

ZIP code · IL · Illinois > St. Clair County

STRONG BUYER'S MARKET

\$31K

MEDIAN SALE PRICE

-18.1%

1-YR CHANGE

35

SALES (12 MO)

\$29K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 10 / 100



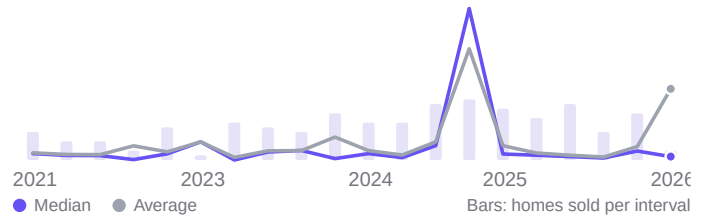
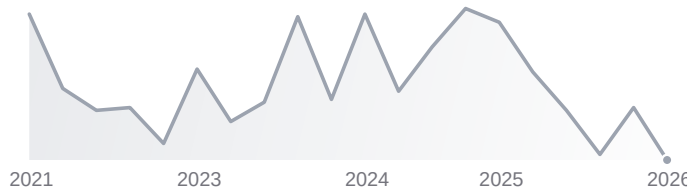
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

10 / 100

Sale prices

Median \$27K · Average \$203K

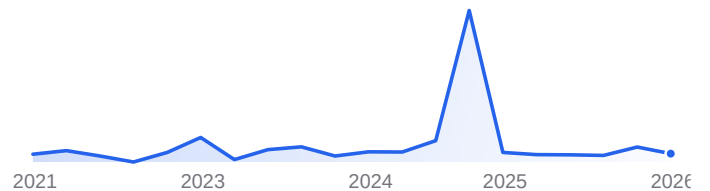
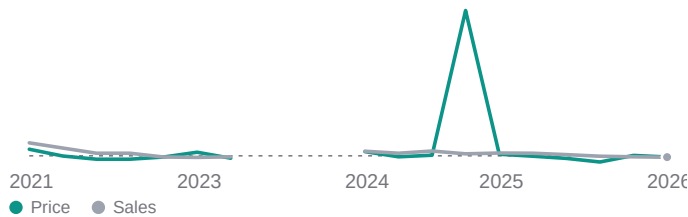


Growth (year over year)

Price -18.1% · Sales -20.5%

Price per square foot

\$29/ft²

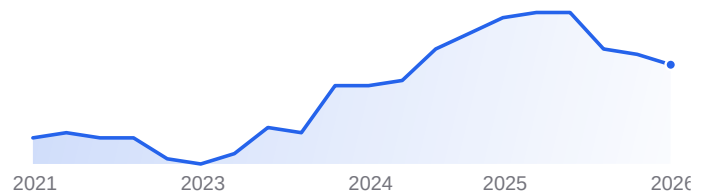


Sale premium vs estimated value

-15.0%

Annual turnover (share of homes sold)

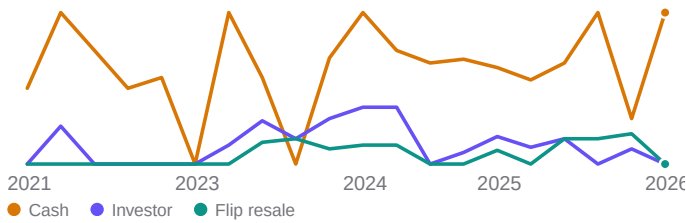
1.1%



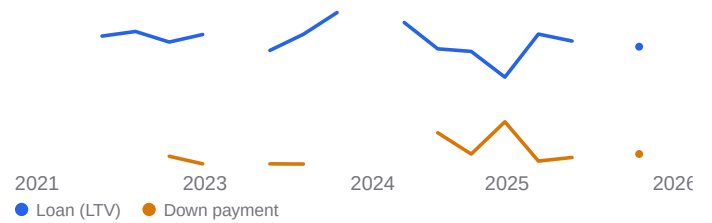
BUYERS & OUTCOMES

Buyer mix

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

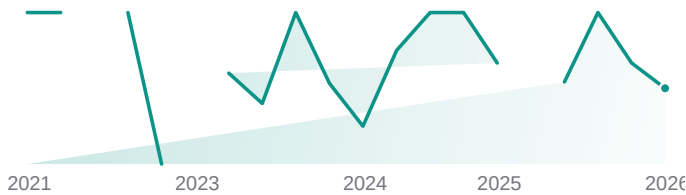


Financing (share of purchase price) Loan (LTV) 89% · Down payment 9.1%



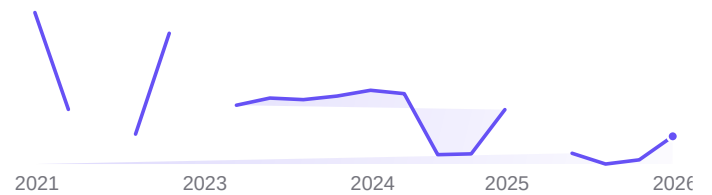
Sellers who sold at a gain

50%



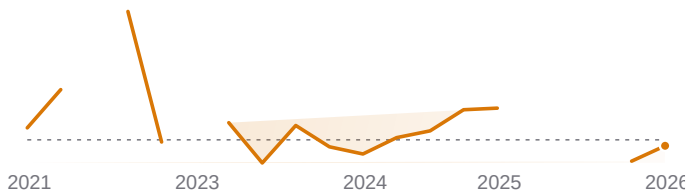
Typical hold before selling

4.7 yrs



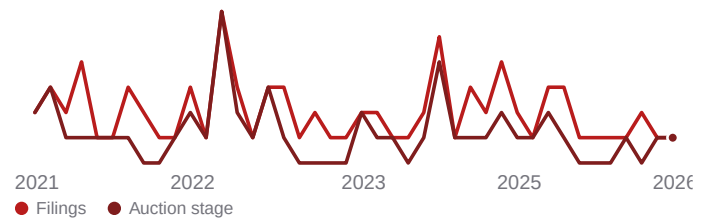
Median annualized return at resale

-1.5%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	3,121
Median value (AVM)	\$29K
Median size	1,000 ft²
Median year built	1925
Single family	92%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	69%
Underwater (LTV 125% or more)	17%
Owner occupied	52%
Company owned	19%
Median loan-to-value	0%
Typical ownership tenure	10.4 yrs

COMMUNITY

Population	6,427
Density	1,119 / mi²
Median household income	\$56K
Average household income	\$75K
Crime index (US avg 100)	148
Air pollution index (US avg 100)	92
Earthquake index (US avg 100)	148
Homes occupied	82%
Bachelor's or higher	10%
Poverty rate	24.4%
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.