

East Saint Louis 62206

ZIP code · IL · Illinois · St. Clair County

SELLER'S MARKET

\$74K

MEDIAN SALE PRICE

+8.0%

1-YR CHANGE

471

SALES (12 MO)

\$86K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 61 / 100



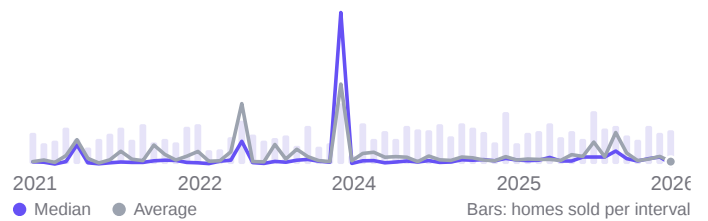
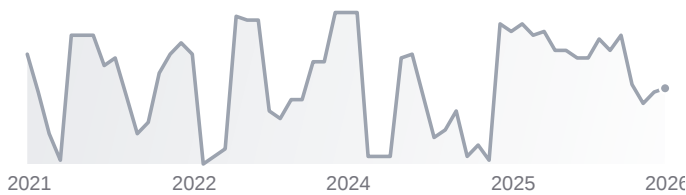
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

61 / 100

Sale prices

Median \$31K · Average \$54K

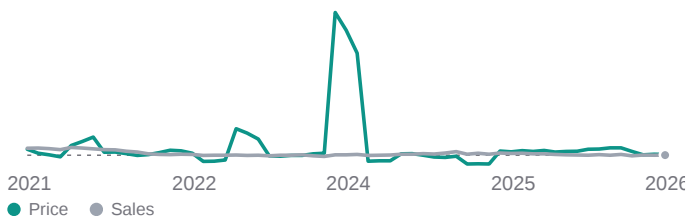


Growth (year over year)

Price +8.0% · Sales +1.1%

Price per square foot

\$38/ft²

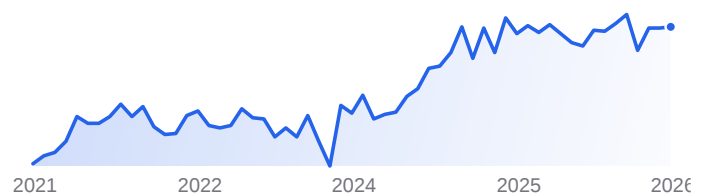


Sale premium vs estimated value

-45.7%

Annual turnover (share of homes sold)

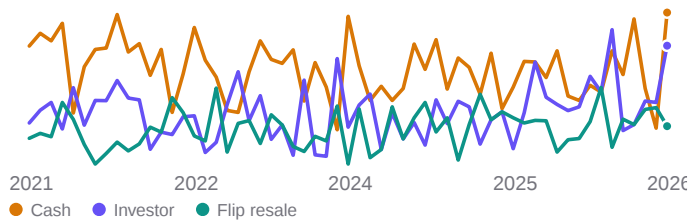
7.9%



BUYERS & OUTCOMES

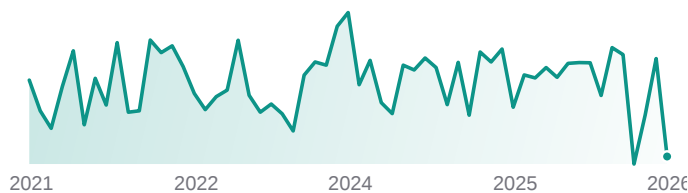
Buyer mix

Cash 82% · Investor 64% · Flip resale 21%



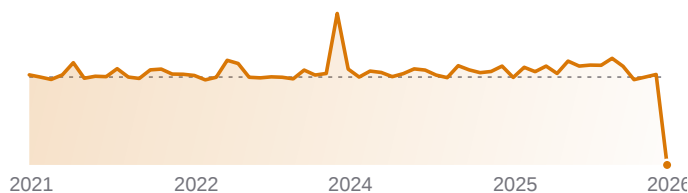
Sellers who sold at a gain

32%

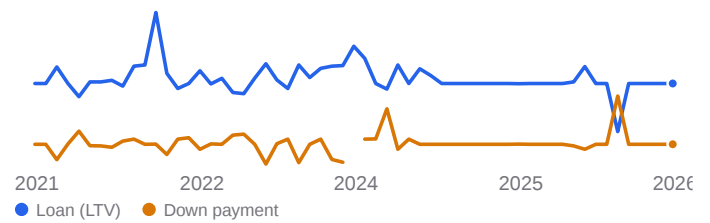


Median annualized return at resale

-81.0%

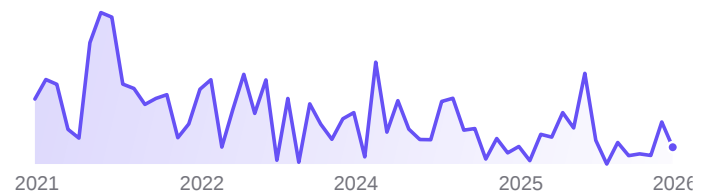


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



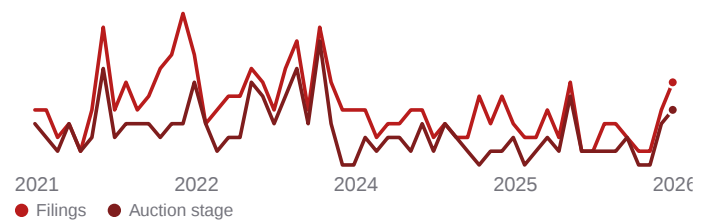
Typical hold before selling

2.5 yrs



Preforeclosure filings

Filings 6 · Auction stage 4



HOUSING STOCK

Homes	5,934
Median value (AVM)	\$86K
Median size	960 ft²
Median year built	1958
Single family	94%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	67%
Underwater (LTV 125% or more)	3.9%
Owner occupied	43%
Company owned	34%
Median loan-to-value	0%
Typical ownership tenure	6.2 yrs

COMMUNITY

Population	11,781
Density	900 / mi²
Median household income	\$38K
Average household income	\$50K
Crime index (US avg 100)	127
Air pollution index (US avg 100)	96
Earthquake index (US avg 100)	156
Homes occupied	84%
Bachelor's or higher	6%
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. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.