

East Saint Louis 62207

ZIP code · IL · Illinois · St. Clair County

BUYER'S MARKET

\$22K

MEDIAN SALE PRICE

+9.2%

1-YR CHANGE

14

SALES (12 MO)

\$37K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 38 / 100



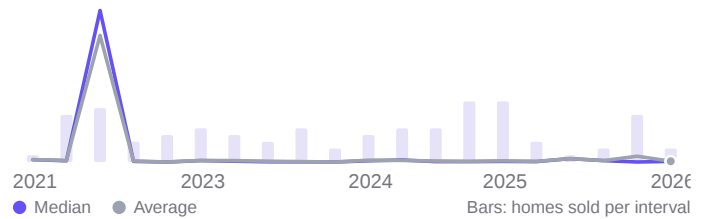
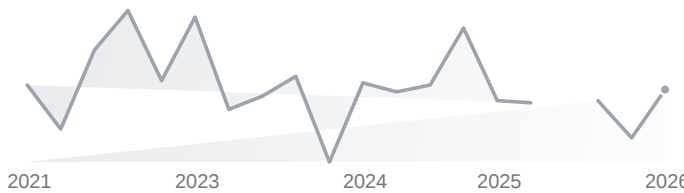
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

38 / 100

Sale prices

Median \$33K · Average \$34K

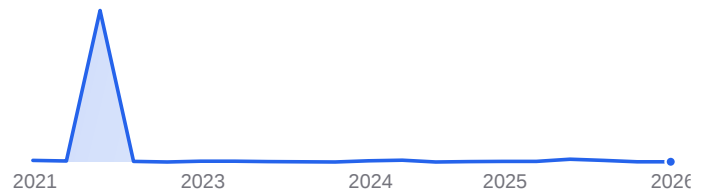
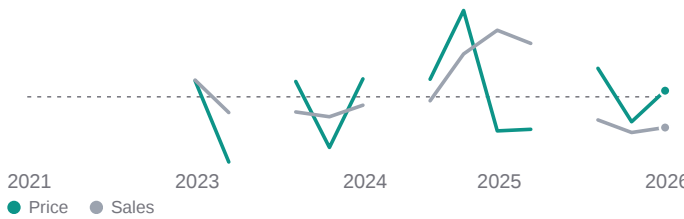


Growth (year over year)

Price +9.2% · Sales -46.2%

Price per square foot

\$20/ft²



Sale premium vs estimated value

-17.5%

Annual turnover (share of homes sold)

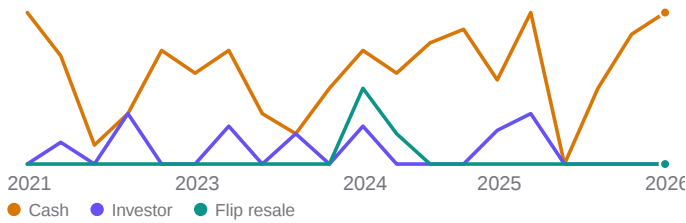
0.6%



BUYERS & OUTCOMES

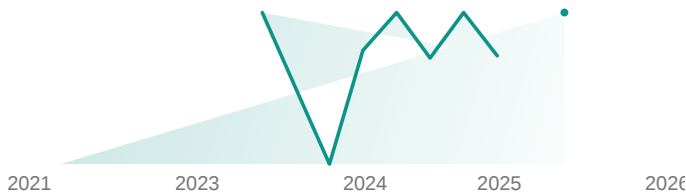
Buyer mix

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



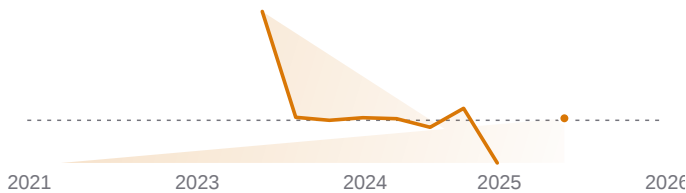
Sellers who sold at a gain

100%

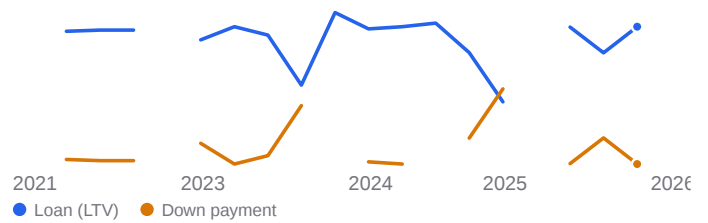


Median annualized return at resale

+0.7%

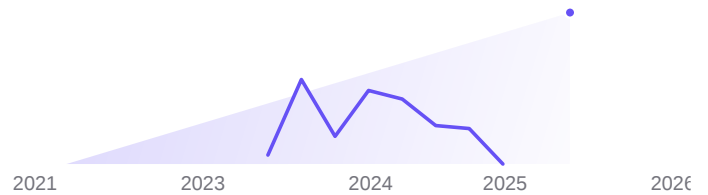


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



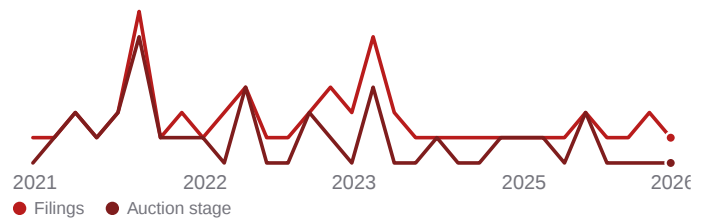
Typical hold before selling

25.3 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	2,448
Median value (AVM)	\$37K
Median size	996 ft²
Median year built	1952
Single family	87%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	71%
Underwater (LTV 125% or more)	12%
Owner occupied	51%
Company owned	17%
Median loan-to-value	0%
Typical ownership tenure	12.7 yrs

COMMUNITY

Population	6,674
Density	1,002 / mi²
Median household income	\$36K
Average household income	\$43K
Crime index (US avg 100)	176
Air pollution index (US avg 100)	92
Earthquake index (US avg 100)	155
Homes occupied	87%
Bachelor's or higher	6%
Poverty rate	37.9%
Unemployment	0.7%
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.