

Fairview Heights 62208

ZIP code · IL · Illinois · St. Clair County · Fairview Heights

BALANCED MARKET

\$213K

MEDIAN SALE PRICE

+3.7%

1-YR CHANGE

254

SALES (12 MO)

\$190K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 47 / 100



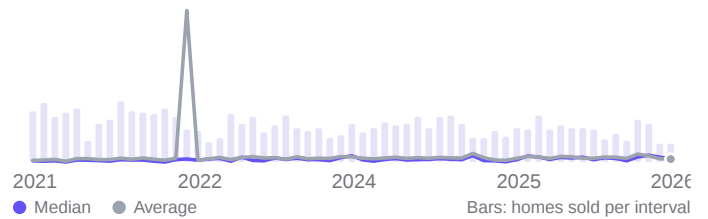
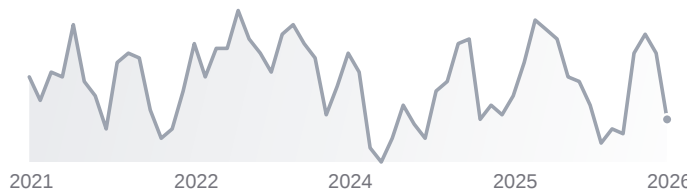
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

47 / 100

Sale prices

Median \$185K · Average \$180K

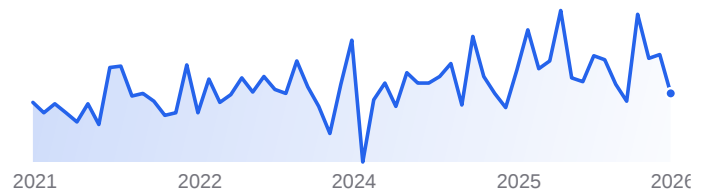
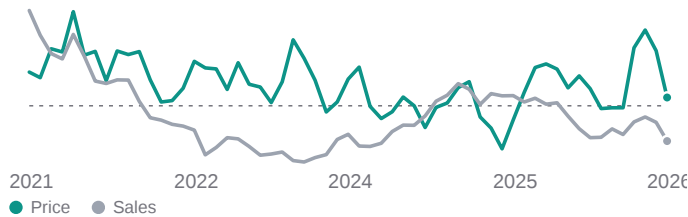


Growth (year over year)

Price +3.7% · Sales -15.9%

Price per square foot

\$130/ft²

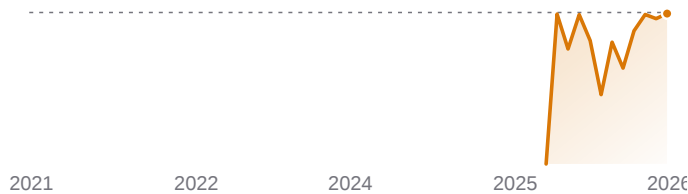


Sale premium vs estimated value

-0.0%

Annual turnover (share of homes sold)

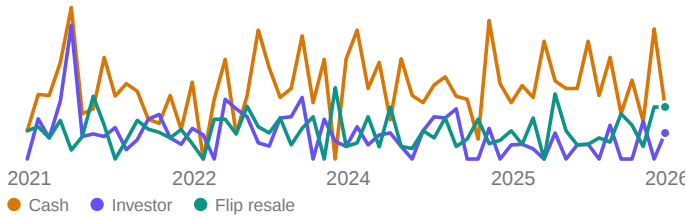
3.7%



BUYERS & OUTCOMES

Buyer mix

Cash 15% · Investor 7.7% · Flip resale 15%



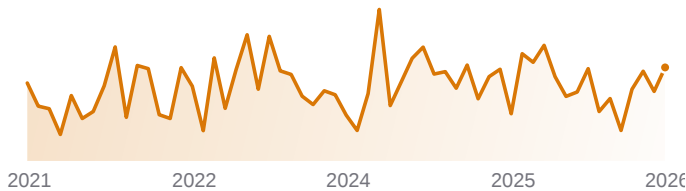
Sellers who sold at a gain

91%

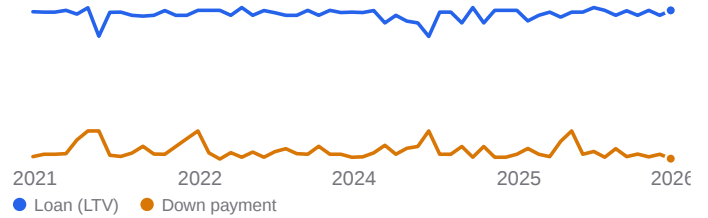


Median annualized return at resale

+6.5%

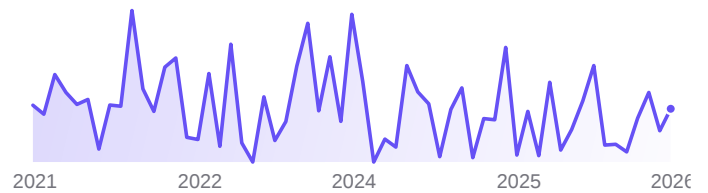


Financing (share of purchase price) Loan (LTV) 98% · Down payment 2.1%



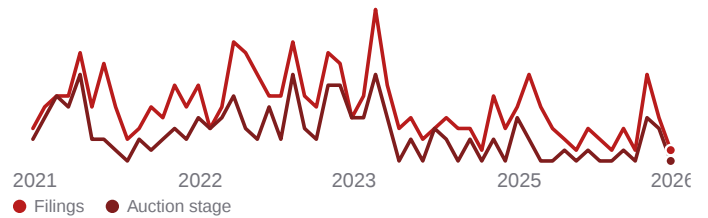
Typical hold before selling

7.0 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	6,816
Median value (AVM)	\$190K
Median size	1,216 ft²
Median year built	1968
Single family	93%
Condos	1.9%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	38%
Underwater (LTV 125% or more)	4.9%
Owner occupied	83%
Company owned	13%
Median loan-to-value	58%
Typical ownership tenure	10.0 yrs

COMMUNITY

Population	15,793
Density	1,176 / mi²
Median household income	\$74K
Average household income	\$88K
Crime index (US avg 100)	104
Air pollution index (US avg 100)	92
Earthquake index (US avg 100)	161
Homes occupied	91%
Bachelor's or higher	19%
Poverty rate	10.1%
Unemployment	1.4%
Average temp	55°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.