

Belleville 62220

ZIP code · IL · Illinois > St. Clair County > Belleville

BALANCED MARKET

\$146K

MEDIAN SALE PRICE

-7.8%

1-YR CHANGE

364

SALES (12 MO)

\$149K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 44 / 100



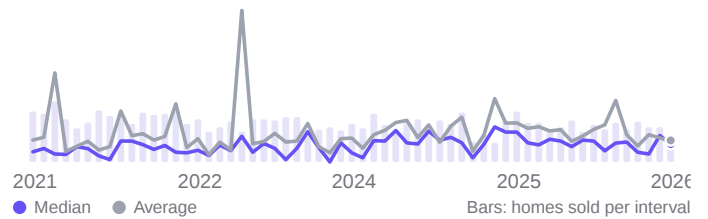
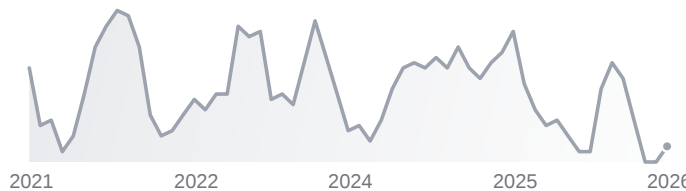
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

44 / 100

Sale prices

Median \$147K · Average \$157K

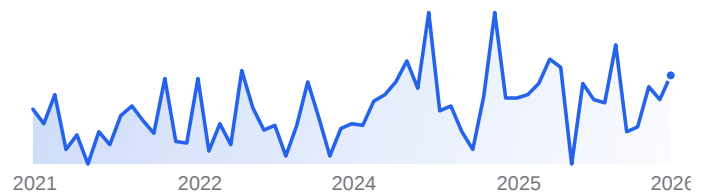
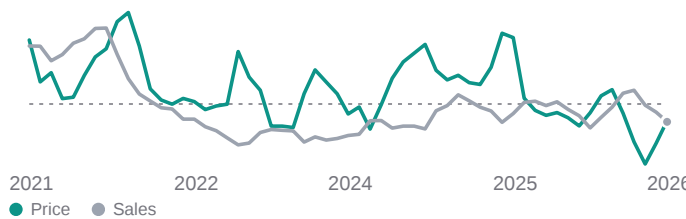


Growth (year over year)

Price -7.8% · Sales -8.3%

Price per square foot

\$153/ft²

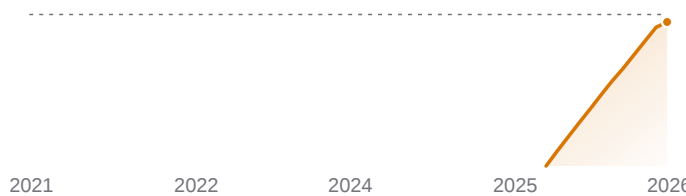


Sale premium vs estimated value

-0.2%

Annual turnover (share of homes sold)

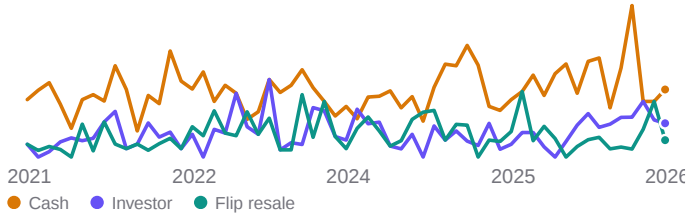
4.9%



BUYERS & OUTCOMES

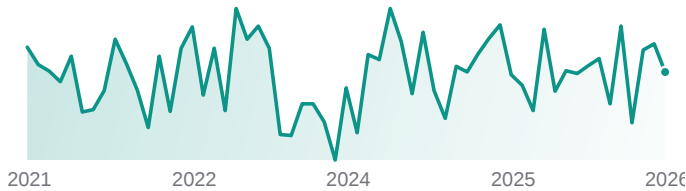
Buyer mix

Cash 24% · Investor 12% · Flip resale 5.9%



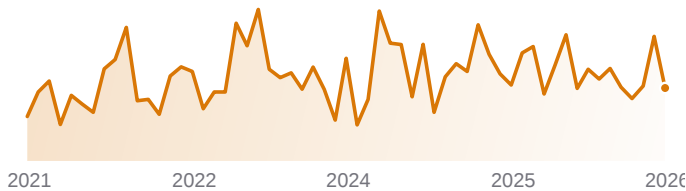
Sellers who sold at a gain

87%

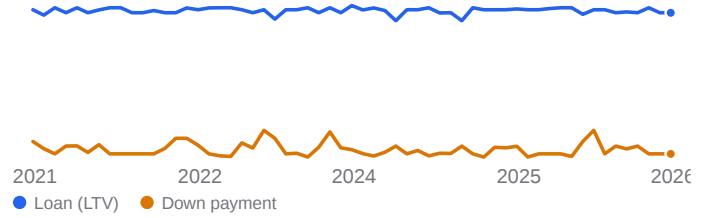


Median annualized return at resale

+4.3%

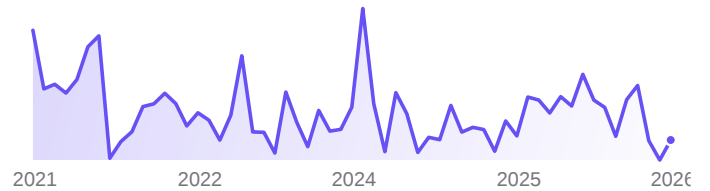


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



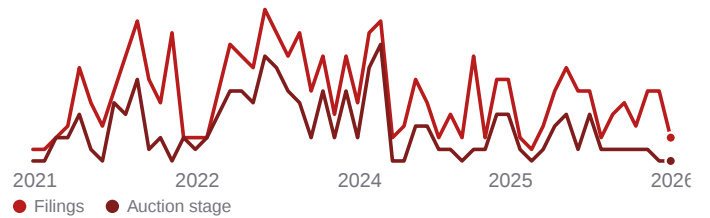
Typical hold before selling

4.8 yrs



Preforeclosure filings

Filings 2 · Auction stage 0



HOUSING STOCK

Homes	7,458
Median value (AVM)	\$149K
Median size	1,076 ft²
Median year built	1949
Single family	91%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	41%
Underwater (LTV 125% or more)	5.4%
Owner occupied	75%
Company owned	17%
Median loan-to-value	60%
Typical ownership tenure	8.3 yrs

COMMUNITY

Population	19,239
Density	607 / mi²
Median household income	\$69K
Average household income	\$84K
Crime index (US avg 100)	107
Air pollution index (US avg 100)	95
Earthquake index (US avg 100)	165
Homes occupied	87%
Bachelor's or higher	15%
Poverty rate	15.3%
Unemployment	1.3%
Average temp	56°F
Annual precip	41 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.