

Belleville 62221

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

BALANCED MARKET

\$273K

MEDIAN SALE PRICE

+7.1%

1-YR CHANGE

489

SALES (12 MO)

\$238K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 57 / 100

Buyer's market

Balanced

Seller's market

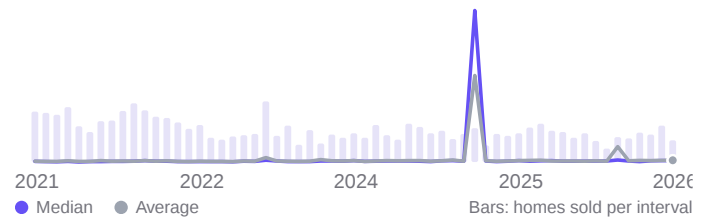
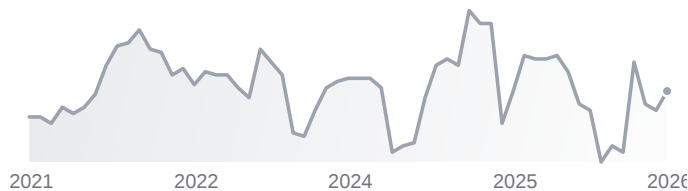
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

57 / 100

Sale prices

Median \$280K · Average \$310K

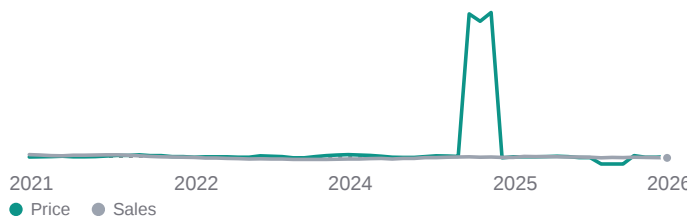


Growth (year over year)

Price +7.1% · Sales -11.4%

Price per square foot

\$228/ft²

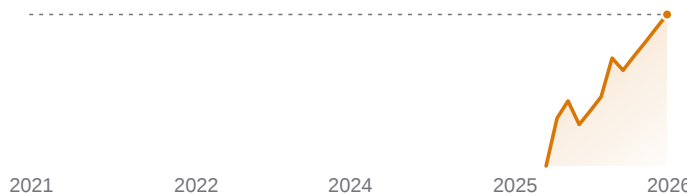


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

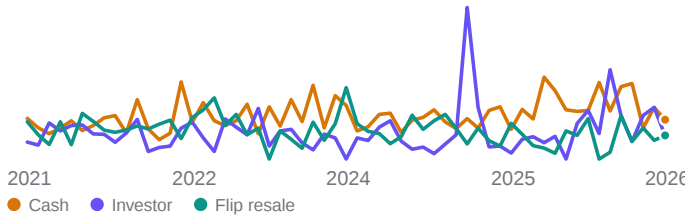
4.8%



BUYERS & OUTCOMES

Buyer mix

Cash 15% · Investor 8.8% · Flip resale 8.8%



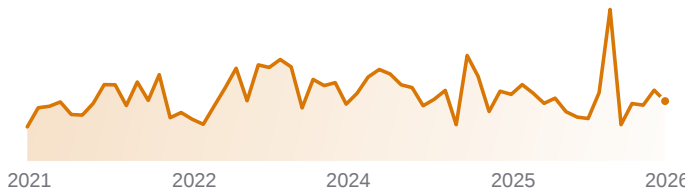
Sellers who sold at a gain

100%

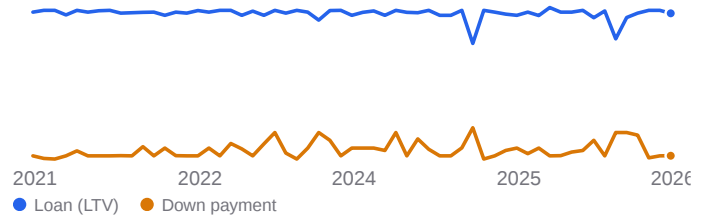


Median annualized return at resale

+5.0%

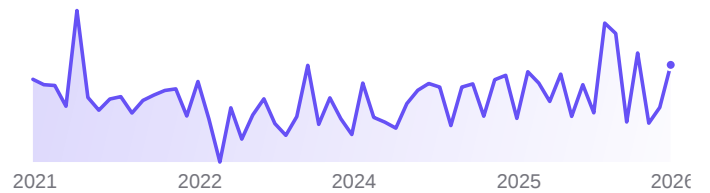


Financing (share of purchase price) Loan (LTV) 96% · Down payment 5.1%



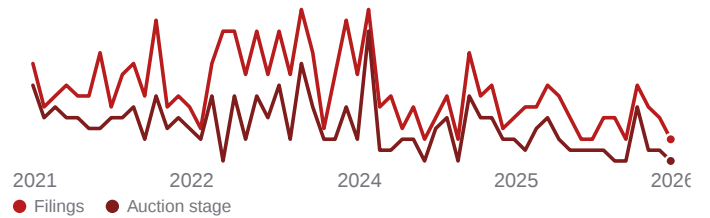
Typical hold before selling

7.9 yrs



Preforeclosure filings

Filings 2 · Auction stage 0



HOUSING STOCK

Homes	10,156
Median value (AVM)	\$238K
Median size	1,314 ft²
Median year built	1986
Single family	91%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	31%
Underwater (LTV 125% or more)	5.4%
Owner occupied	83%
Company owned	14%
Median loan-to-value	65%
Typical ownership tenure	8.6 yrs

COMMUNITY

Population	30,133
Density	851 / mi²
Median household income	\$88K
Average household income	\$101K
Crime index (US avg 100)	86
Air pollution index (US avg 100)	93
Earthquake index (US avg 100)	163
Homes occupied	93%
Bachelor's or higher	24%
Poverty rate	9.6%
Unemployment	1.3%
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.