

Belleville 62223

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

BALANCED MARKET

\$198K

MEDIAN SALE PRICE

+11.4%

1-YR CHANGE

291

SALES (12 MO)

\$169K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 54 / 100



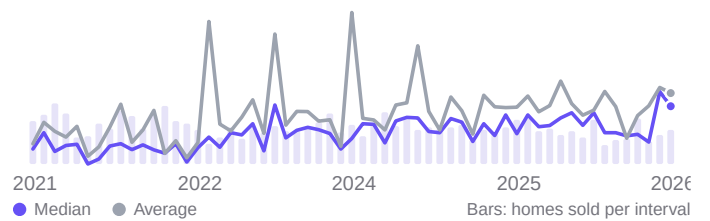
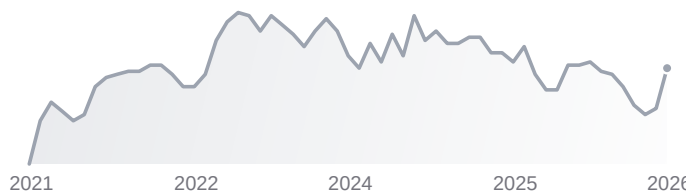
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

54 / 100

Sale prices

Median \$210K · Average \$232K

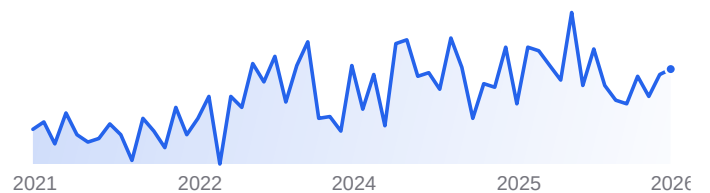
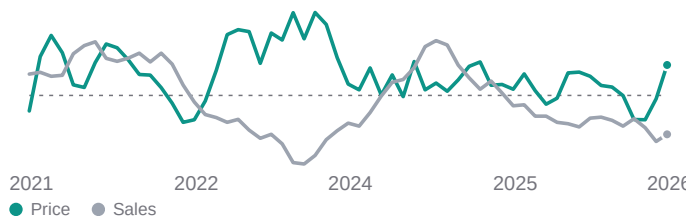


Growth (year over year)

Price +11.4% · Sales -14.7%

Price per square foot

\$147/ft²

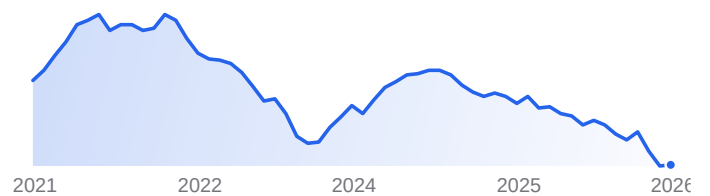


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

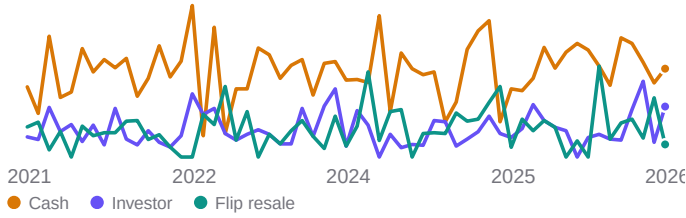
4.4%



BUYERS & OUTCOMES

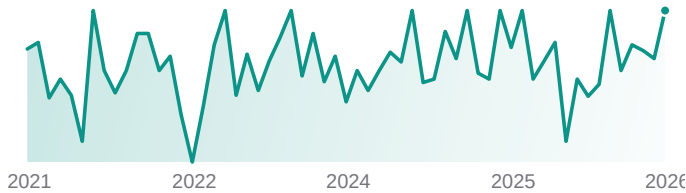
Buyer mix

Cash 26% · Investor 15% · Flip resale 3.7%



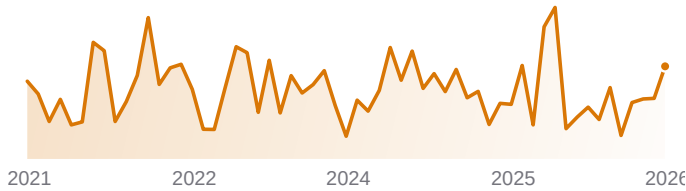
Sellers who sold at a gain

100%

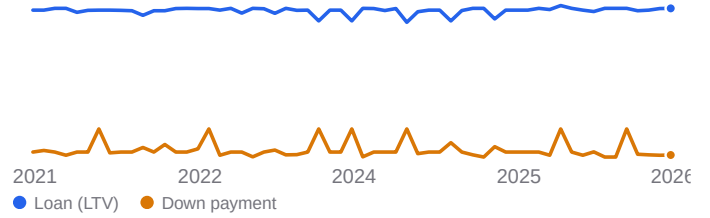


Median annualized return at resale

+6.8%

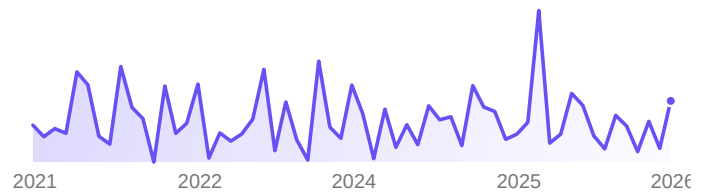


Financing (share of purchase price) Loan (LTV) 98% · Down payment 3.1%



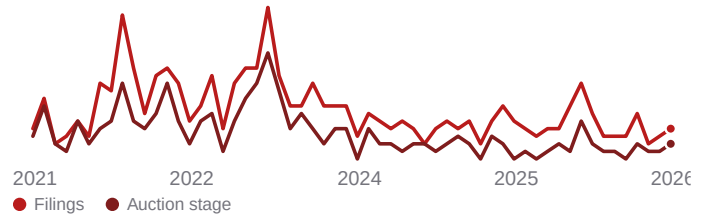
Typical hold before selling

8.9 yrs



Preforeclosure filings

Filings 4 · Auction stage 2



HOUSING STOCK

Homes	6,671
Median value (AVM)	\$169K
Median size	1,244 ft²
Median year built	1959
Single family	91%
Condos	2.1%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	42%
Underwater (LTV 125% or more)	5.3%
Owner occupied	84%
Company owned	14%
Median loan-to-value	57%
Typical ownership tenure	9.0 yrs

COMMUNITY

Population	16,698
Density	660 / mi²
Median household income	\$78K
Average household income	\$98K
Crime index (US avg 100)	104
Air pollution index (US avg 100)	100
Earthquake index (US avg 100)	161
Homes occupied	91%
Bachelor's or higher	21%
Poverty rate	13.0%
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.