

Belleville 62226

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

BUYER'S MARKET

\$167K

MEDIAN SALE PRICE

-7.4%

1-YR CHANGE

438

SALES (12 MO)

\$173K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 35 / 100



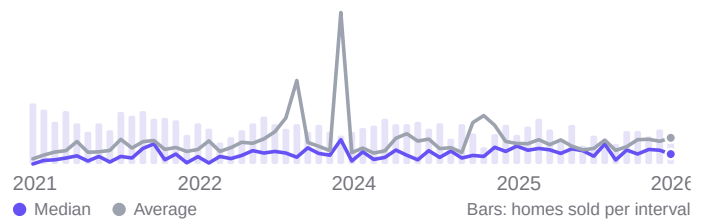
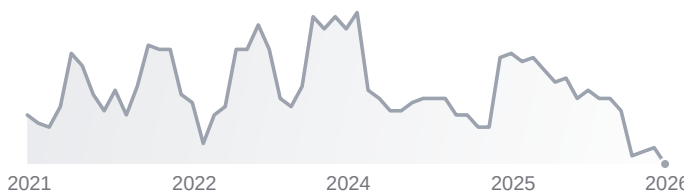
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

35 / 100

Sale prices

Median \$155K · Average \$227K

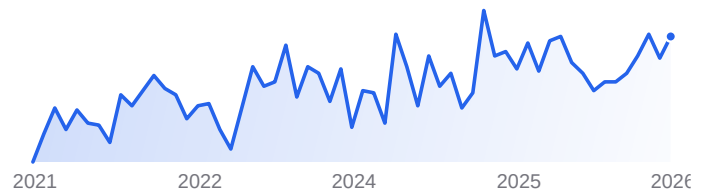
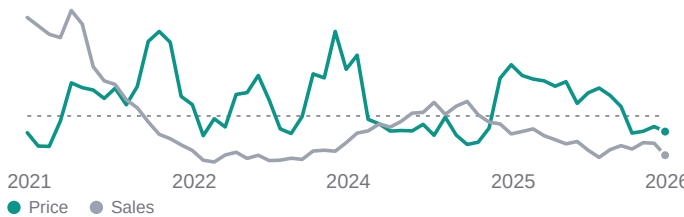


Growth (year over year)

Price -7.4% · Sales -18.4%

Price per square foot

\$155/ft²

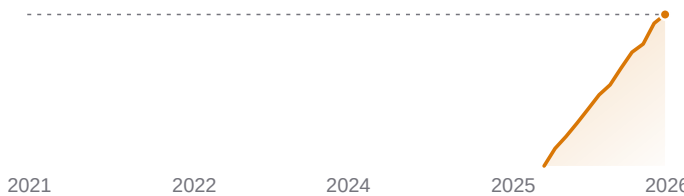


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

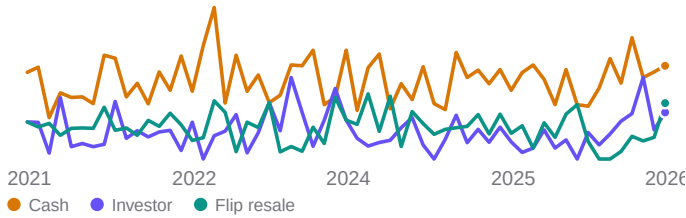
4.3%



BUYERS & OUTCOMES

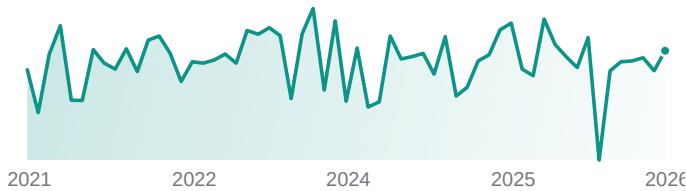
Buyer mix

Cash 29% · Investor 14% · Flip resale 17%



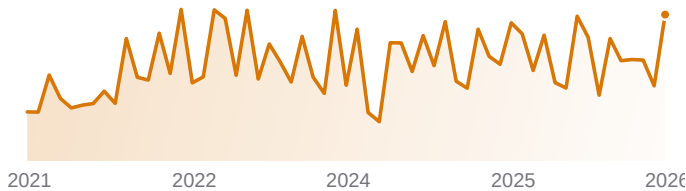
Sellers who sold at a gain

89%

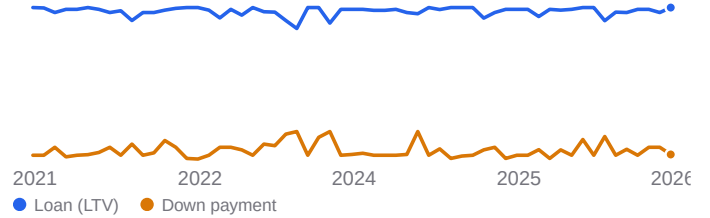


Median annualized return at resale

+6.9%

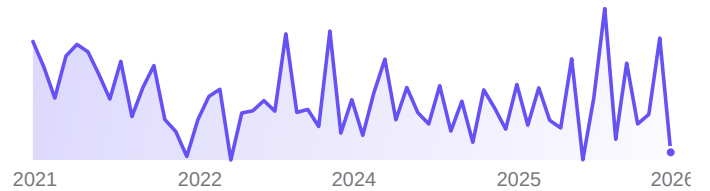


Financing (share of purchase price) Loan (LTV) 98% · Down payment 5.5%



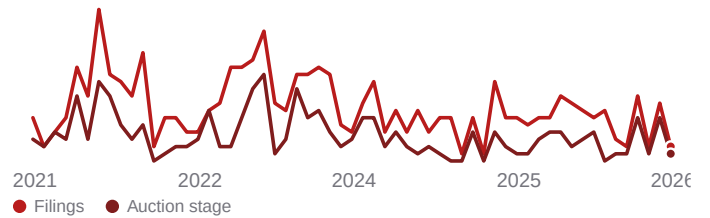
Typical hold before selling

3.0 yrs



Preforeclosure filings

Filings 2 · Auction stage 1



HOUSING STOCK

Homes	10,254
Median value (AVM)	\$173K
Median size	1,229 ft²
Median year built	1965
Single family	93%
Condos	0.6%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	39%
Underwater (LTV 125% or more)	5.5%
Owner occupied	81%
Company owned	16%
Median loan-to-value	59%
Typical ownership tenure	8.9 yrs

COMMUNITY

Population	27,353
Density	2,246 / mi²
Median household income	\$73K
Average household income	\$92K
Crime index (US avg 100)	108
Air pollution index (US avg 100)	96
Earthquake index (US avg 100)	158
Homes occupied	91%
Bachelor's or higher	19%
Poverty rate	12.1%
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.