

Freeburg 62243

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

BUYER'S MARKET

\$217K

MEDIAN SALE PRICE

-24.0%

1-YR CHANGE

76

SALES (12 MO)

\$271K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 34 / 100



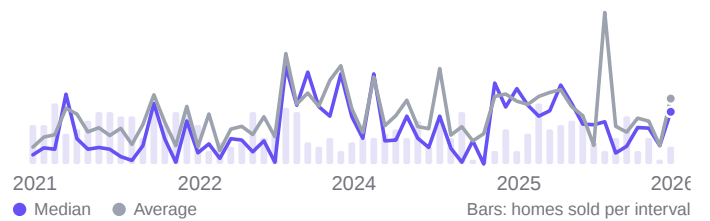
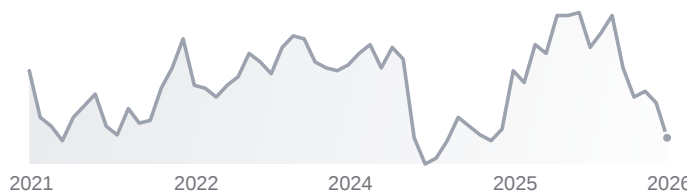
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

34 / 100

Sale prices

Median \$262K · Average \$298K

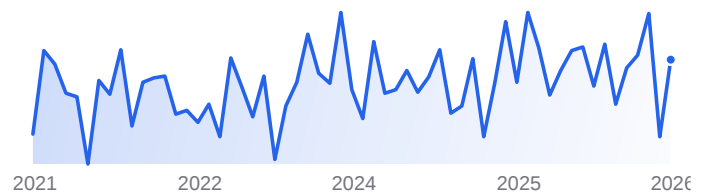


Growth (year over year)

Price -24.0% · Sales -5.0%

Price per square foot

\$191/ft²

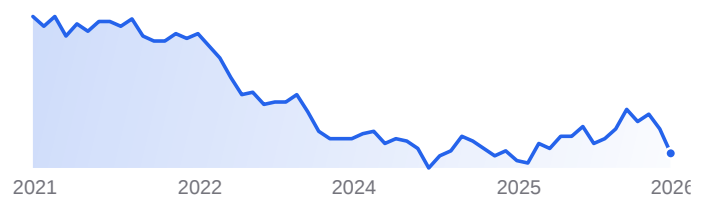
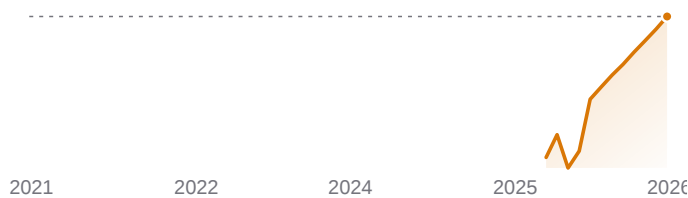


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

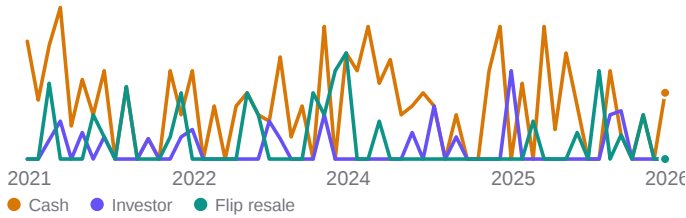
3.3%



BUYERS & OUTCOMES

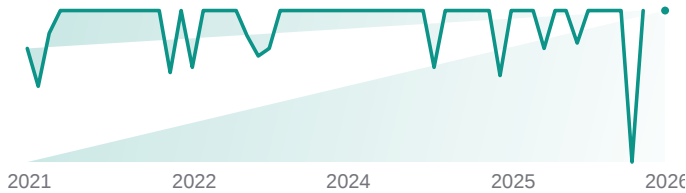
Buyer mix

Cash 25% · Investor 0% · Flip resale 0%



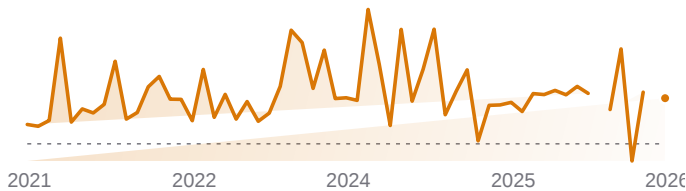
Sellers who sold at a gain

100%

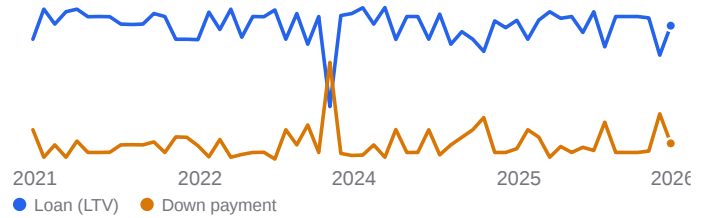


Median annualized return at resale

+4.9%

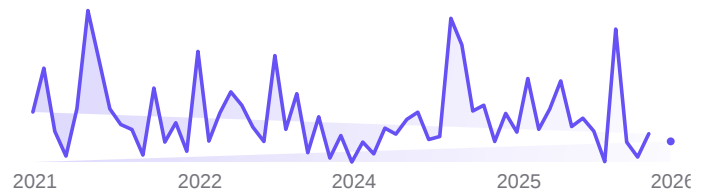


Financing (share of purchase price) Loan (LTV) 89% · Down payment 11%



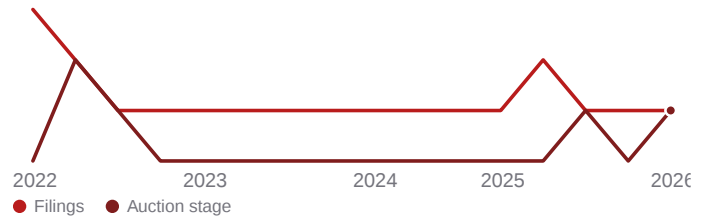
Typical hold before selling

3.3 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,329
Median value (AVM)	\$271K
Median size	1,359 ft²
Median year built	1980
Single family	87%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	42%
Underwater (LTV 125% or more)	6.4%
Owner occupied	85%
Company owned	18%
Median loan-to-value	57%
Typical ownership tenure	10.1 yrs

COMMUNITY

Population	6,106
Density	111 / mi²
Median household income	\$87K
Average household income	\$107K
Crime index (US avg 100)	75
Air pollution index (US avg 100)	91
Earthquake index (US avg 100)	170
Homes occupied	94%
Bachelor's or higher	22%
Poverty rate	7.8%
Unemployment	1.5%
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.