

High Ridge

Community · MO · Missouri > Jefferson County

SELLER'S MARKET

\$281K

MEDIAN SALE PRICE

+26.3%

1-YR CHANGE

63

SALES (12 MO)

\$269K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 69 / 100

Buyer's market

Balanced

Seller's market

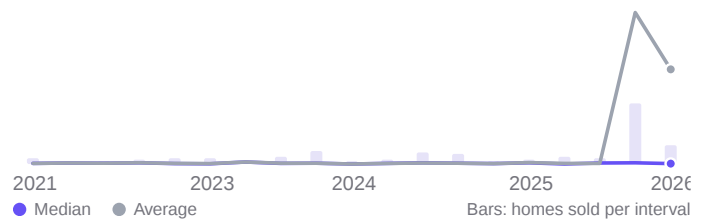
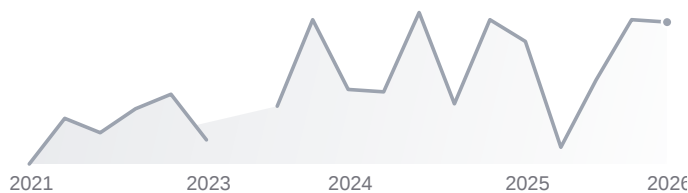
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

69 / 100

Sale prices

Median \$318K · Average \$37M

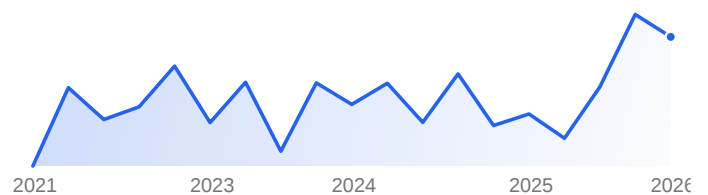
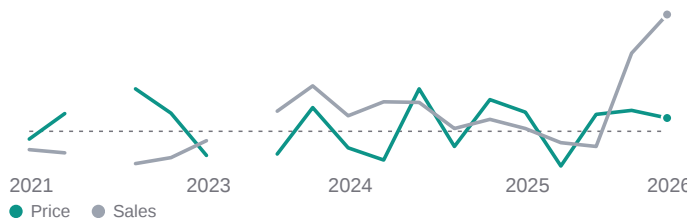


Growth (year over year)

Price +26.3% · Sales +231.6%

Price per square foot

\$221/ft²



Sale premium vs estimated value

-11.5%

Annual turnover (share of homes sold)

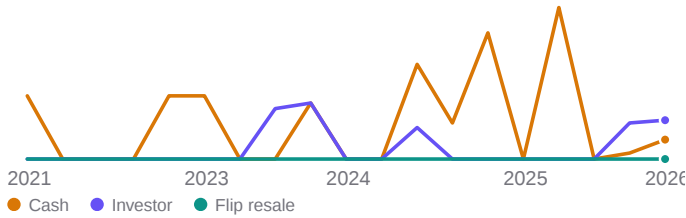
1.1%



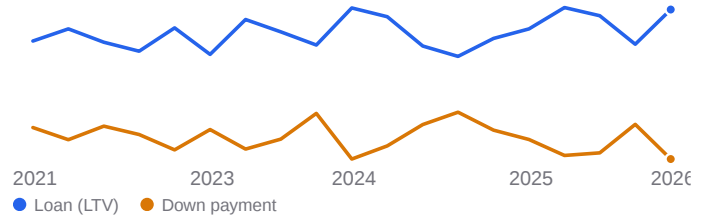
BUYERS & OUTCOMES

Buyer mix

Cash 7.7% · Investor 15% · Flip resale 0%

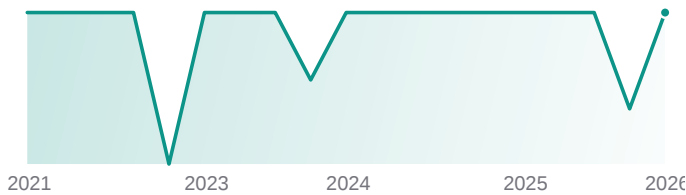


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



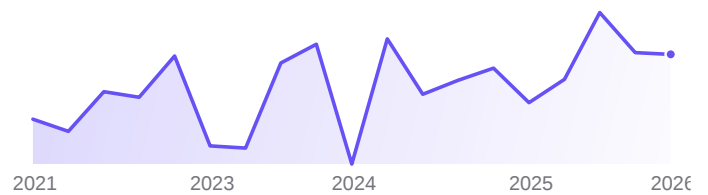
Sellers who sold at a gain

100%



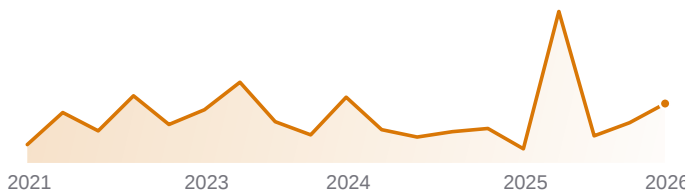
Typical hold before selling

11.2 yrs



Median annualized return at resale

+6.4%



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	5,919
Median value (AVM)	\$269K
Median size	1,188 ft²
Median bedrooms	4
Median year built	1986
Single family	95%
Condos	2.7%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	43%
Underwater (LTV 125% or more)	2.0%
Owner occupied	89%
Company owned	14%
Median loan-to-value	55%

Typical ownership tenure

9.7 yrs

COMMUNITY

Population	4,389
Density	1,164 / mi²
Median household income	\$74K
Average household income	\$91K
Crime index (US avg 100)	83
Air pollution index (US avg 100)	83
Earthquake index (US avg 100)	135
Homes occupied	95%
Bachelor's or higher	13%
Poverty rate	6.9%
Unemployment	1.1%
Average temp	55°F
Annual precip	42 in
Sunshine	57%

Market metrics are derived from recorded arms-length deeds through July 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.