

Barry County, MO

County · MO · Missouri

SELLER'S MARKET

\$260K

MEDIAN SALE PRICE

+54.1%

1-YR CHANGE

204

SALES (12 MO)

\$244K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 75 / 100

Buyer's market

Balanced

Seller's market

MARKET TRENDS (5 YEARS)

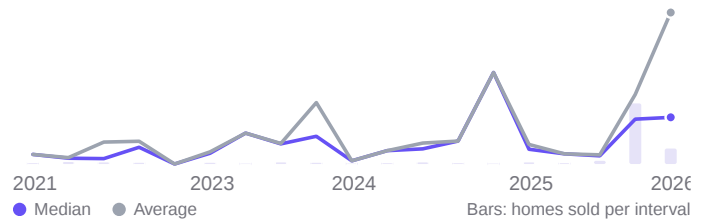
Market temperature (0–100)

75 / 100



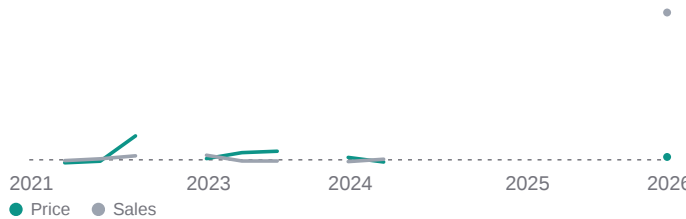
Sale prices

Median \$264K · Average \$756K



Growth (year over year)

Price +54.1% · Sales +2814.3%



Price per square foot

\$142/ft²



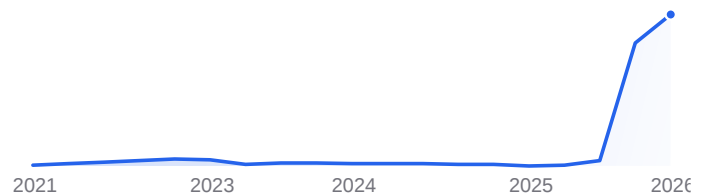
Sale premium vs estimated value

-1.5%



Annual turnover (share of homes sold)

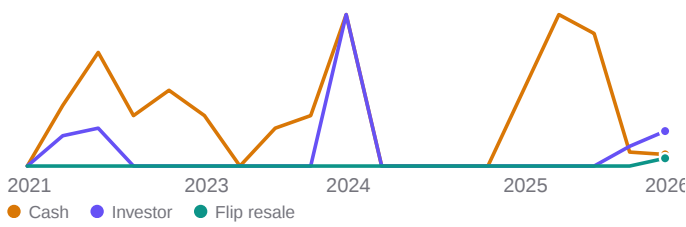
1.2%



BUYERS & OUTCOMES

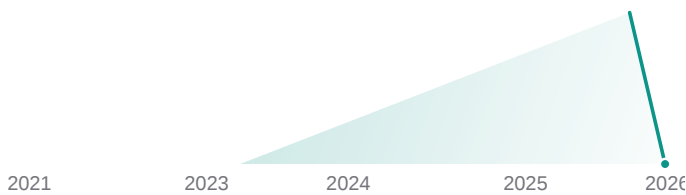
Buyer mix

Cash 7.7% · Investor 23% · Flip resale 5.1%



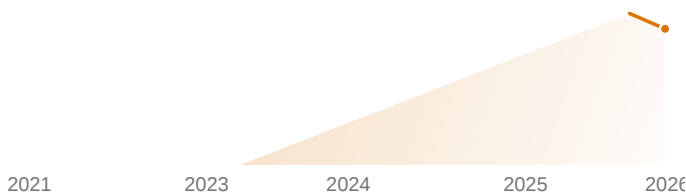
Sellers who sold at a gain

67%

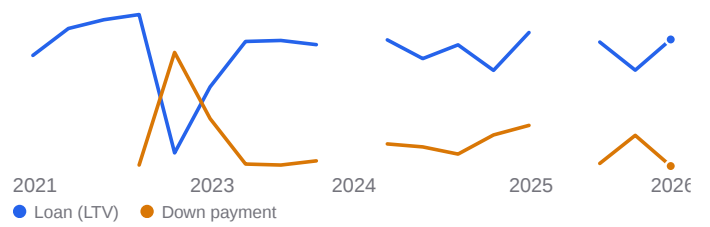


Median annualized return at resale

+24.8%

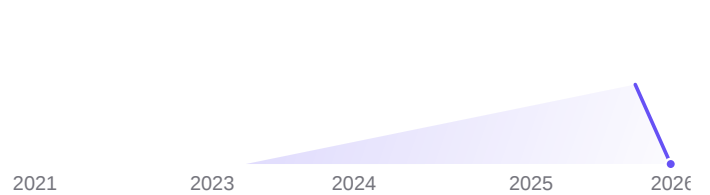


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



Typical hold before selling

0.3 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	16,492
Median value (AVM)	\$244K
Median size	1,504 ft²
Median bedrooms	3
Median year built	1982
Single family	81%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	67%
Underwater (LTV 125% or more)	3.0%
Owner occupied	54%
Company owned	21%
Median loan-to-value	34%
Typical ownership tenure	16.8 yrs

COMMUNITY

Population	35,878
Density	46 / mi²
Median household income	\$55K
Average household income	\$78K
Crime index (US avg 100)	113
Air pollution index (US avg 100)	153
Earthquake index (US avg 100)	38
Homes occupied	80%
Bachelor's or higher	9%
Poverty rate	18.7%
Unemployment	1.3%
Average temp	56°F
Annual precip	46 in
Sunshine	60%

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.