

Bates County, MO

County · MO · Missouri

BALANCED MARKET

\$266K

MEDIAN SALE PRICE

+10.7%

1-YR CHANGE

79

SALES (12 MO)

\$216K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 56 / 100



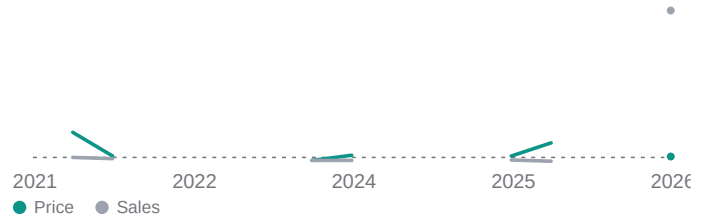
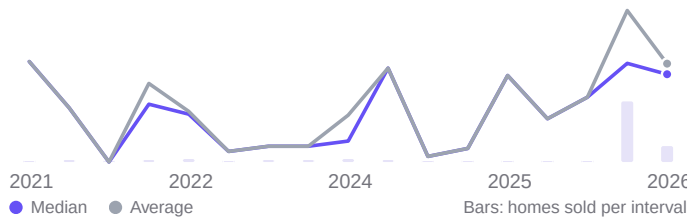
MARKET TRENDS (5 YEARS)

Sale prices

Median \$243K · Average \$268K

Growth (year over year)

Price +10.7% · Sales +1875.0%

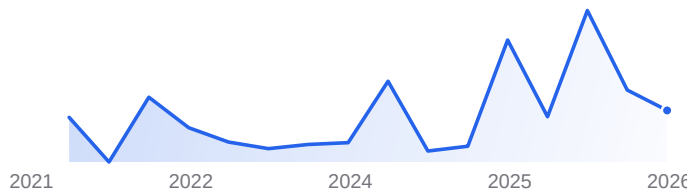


Price per square foot

\$126/ft²

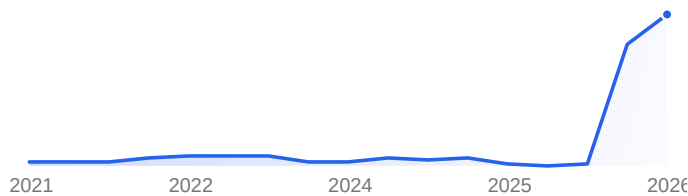
Sale premium vs estimated value

-9.0%



Annual turnover (share of homes sold)

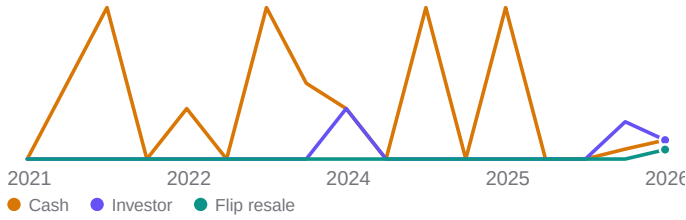
1.1%



BUYERS & OUTCOMES

Buyer mix

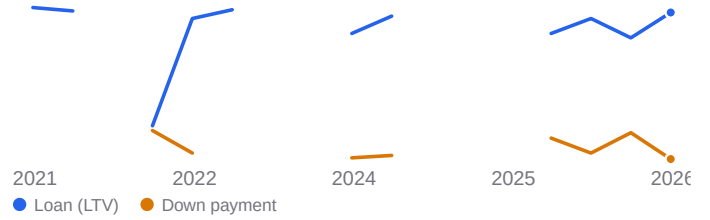
Cash 13% · Investor 13% · Flip resale 6.3%



Sellers who sold at a gain

0%

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

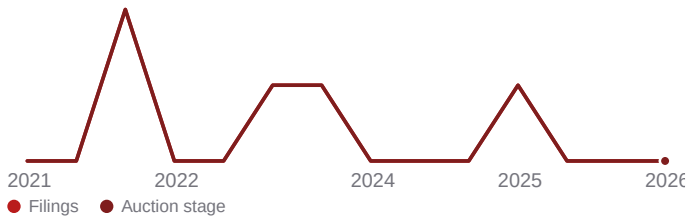


Typical hold before selling

0.2 yrs

Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	7,167
Median value (AVM)	\$216K
Median size	1,302 ft²
Median bedrooms	3
Median year built	1972
Single family	81%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	66%
Underwater (LTV 125% or more)	3.6%
Owner occupied	62%
Company owned	16%
Median loan-to-value	31%
Typical ownership tenure	7.1 yrs

COMMUNITY

Population	16,530
Density	20 / mi²
Median household income	\$58K
Average household income	\$72K
Crime index (US avg 100)	123
Air pollution index (US avg 100)	119
Earthquake index (US avg 100)	22
Homes occupied	90%
Bachelor's or higher	8%
Poverty rate	21.0%
Unemployment	1.1%
Average temp	56°F
Annual precip	43 in
Sunshine	61%

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.