

# Benton County, MO

County · MO · Missouri

BUYER'S MARKET

**\$120K**

MEDIAN SALE PRICE

**14**

SALES (12 MO)

**\$174K**

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 27 / 100



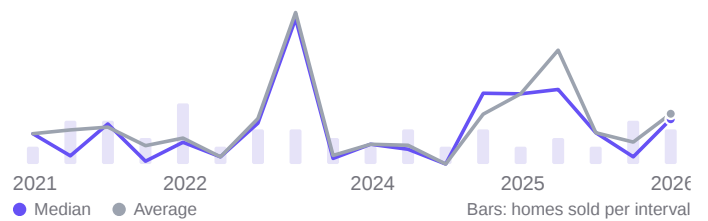
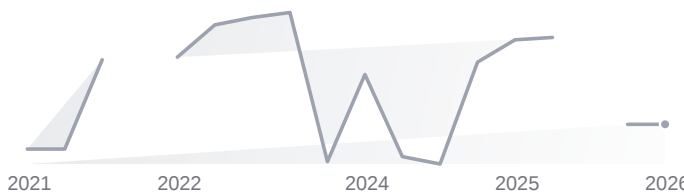
## MARKET TRENDS (5 YEARS)

Market temperature (0-100)

27 / 100

Sale prices

Median \$120K · Average \$130K

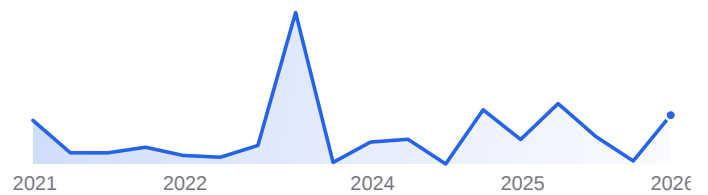
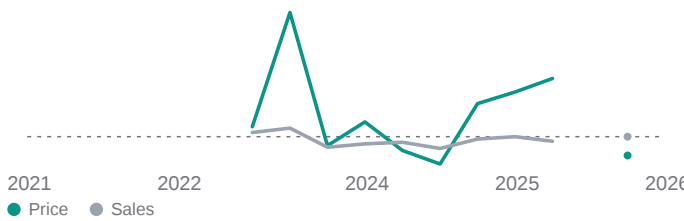


Growth (year over year)

Price -62.6% · Sales +0.0%

Price per square foot

\$126/ft²



Sale premium vs estimated value

-8.5%

Annual turnover (share of homes sold)

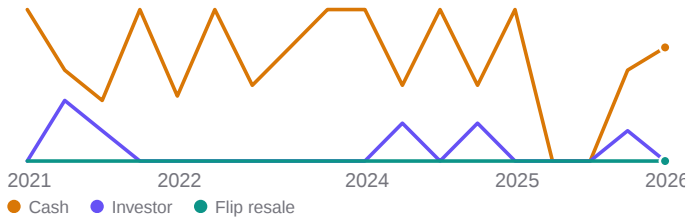
0.1%



## BUYERS & OUTCOMES

### Buyer mix

Cash 75% · Investor 0% · Flip resale 0%

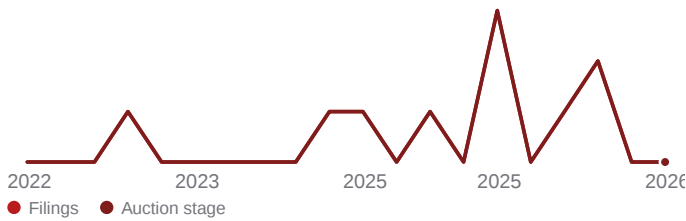


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



### Preforeclosure filings

Filings 1 · Auction stage 1



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 13,617    |
| Median value (AVM) | \$174K    |
| Median size        | 1,040 ft² |
| Median year built  | 1976      |
| Single family      | 86%       |

## EQUITY & OWNERSHIP

|                               |         |
|-------------------------------|---------|
| Equity rich (LTV 50% or less) | 76%     |
| Underwater (LTV 125% or more) | 3.7%    |
| Owner occupied                | 48%     |
| Company owned                 | 14%     |
| Median loan-to-value          | 0%      |
| Typical ownership tenure      | 9.4 yrs |

## COMMUNITY

|                          |          |
|--------------------------|----------|
| Population               | 20,849   |
| Density                  | 30 / mi² |
| Median household income  | \$51K    |
| Average household income | \$68K    |

|                                  |              |
|----------------------------------|--------------|
| Crime index (US avg 100)         | <b>111</b>   |
| Air pollution index (US avg 100) | <b>97</b>    |
| Earthquake index (US avg 100)    | <b>29</b>    |
| Homes occupied                   | <b>68%</b>   |
| Bachelor's or higher             | <b>9%</b>    |
| Poverty rate                     | <b>16.2%</b> |
| Unemployment                     | <b>1.1%</b>  |
| Average temp                     | <b>56°F</b>  |
| Annual precip                    | <b>43 in</b> |
| Sunshine                         | <b>61%</b>   |

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