

Boone County, MO

County · MO · Missouri

SELLER'S MARKET

\$327K

MEDIAN SALE PRICE

+40.3%

1-YR CHANGE

756

SALES (12 MO)

\$339K

MEDIAN VALUE (AVM)

Market temperature

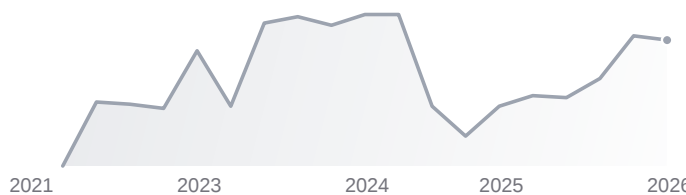
Seller's market · 62 / 100



MARKET TRENDS (5 YEARS)

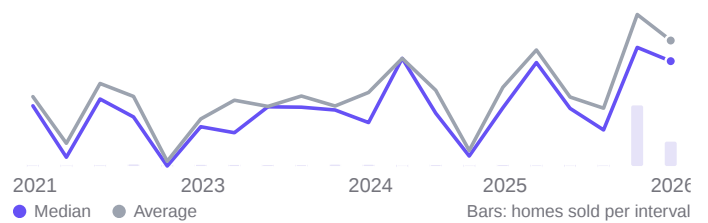
Market temperature (0–100)

62 / 100



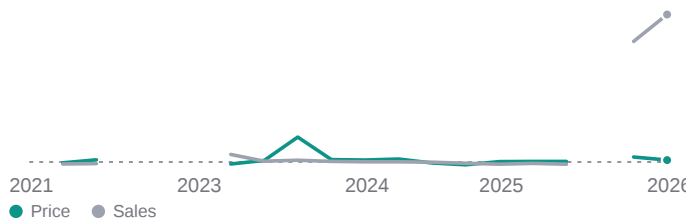
Sale prices

Median \$303K · Average \$357K



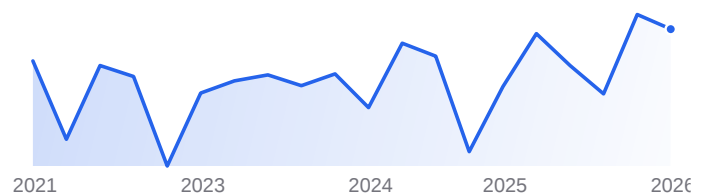
Growth (year over year)

Price +40.3% · Sales +3050.0%



Price per square foot

\$174/ft²



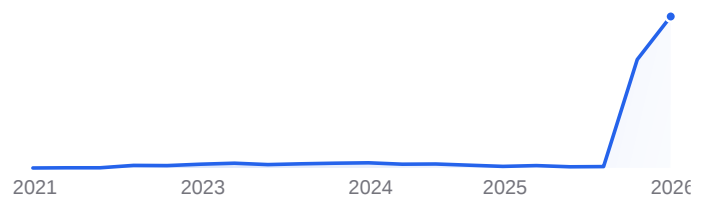
Sale premium vs estimated value

-3.2%



Annual turnover (share of homes sold)

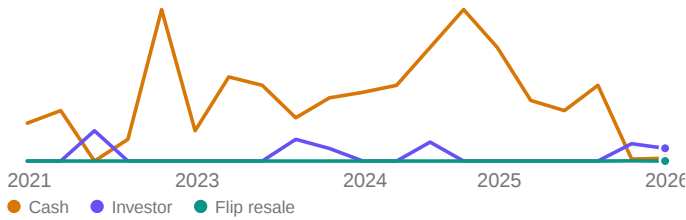
1.3%



BUYERS & OUTCOMES

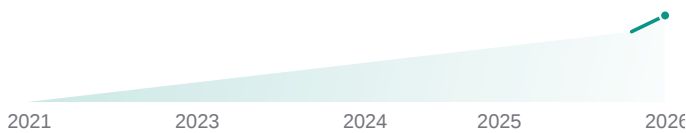
Buyer mix

Cash 1.9% · Investor 8.4% · Flip resale 0%



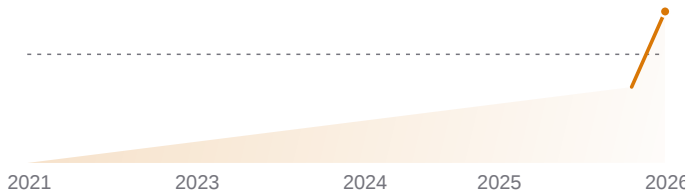
Sellers who sold at a gain

57%

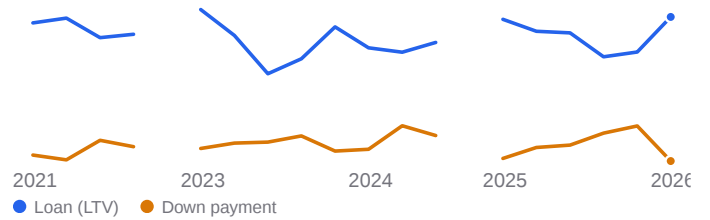


Median annualized return at resale

+10.6%

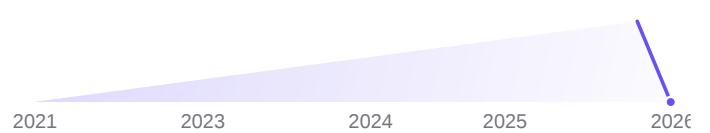


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



Typical hold before selling

8.0 yrs



Preforeclosure filings

Filings 10 · Auction stage 10



HOUSING STOCK

Homes	59,673
Median value (AVM)	\$339K
Median size	1,824 ft²
Median bedrooms	3
Median year built	1992
Single family	70%
Condos	5.8%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	54%
Underwater (LTV 125% or more)	1.9%
Owner occupied	70%
Company owned	26%
Median loan-to-value	47%

Typical ownership tenure

6.7 yrs

COMMUNITY

Population	192,794
Density	281 / mi²
Median household income	\$67K
Average household income	\$93K
Crime index (US avg 100)	94
Air pollution index (US avg 100)	83
Earthquake index (US avg 100)	36
Homes occupied	93%
Bachelor's or higher	30%
Poverty rate	17.5%
Unemployment	1.0%
Average temp	55°F
Annual precip	40 in
Sunshine	56%

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.