

Callaway County, MO

County · MO · Missouri

SELLER'S MARKET

\$257K

MEDIAN SALE PRICE

+186.1%

1-YR CHANGE

227

SALES (12 MO)

\$289K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 79 / 100

Buyer's market

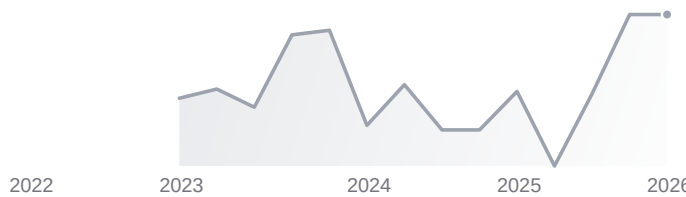
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

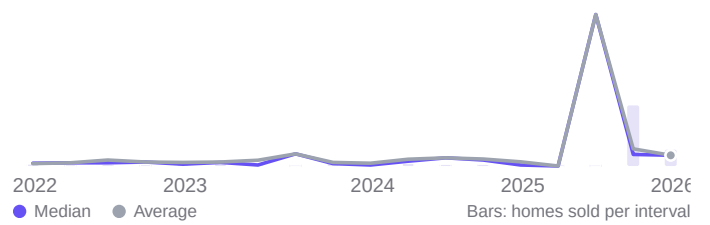
Market temperature (0–100)

79 / 100



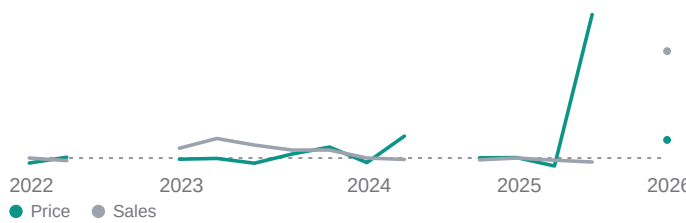
Sale prices

Median \$248K · Average \$247K



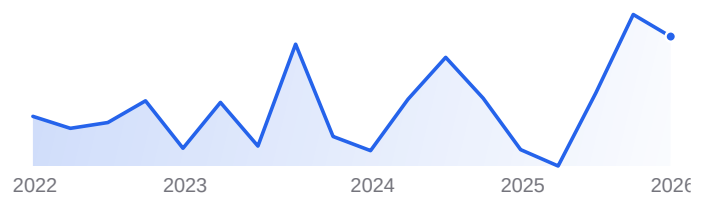
Growth (year over year)

Price +186.1% · Sales +1094.7%



Price per square foot

\$169/ft²



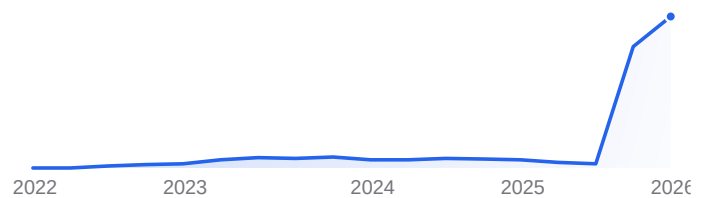
Sale premium vs estimated value

-12.3%



Annual turnover (share of homes sold)

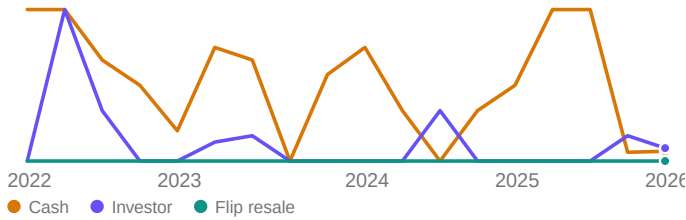
1.4%



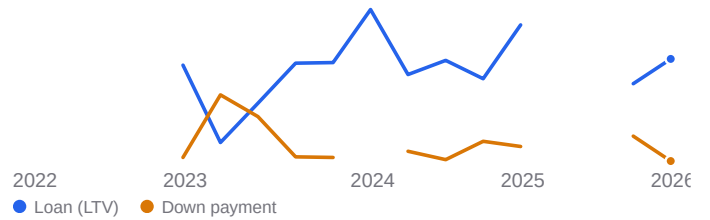
BUYERS & OUTCOMES

Buyer mix

Cash 6.4% · Investor 8.5% · Flip resale 0%

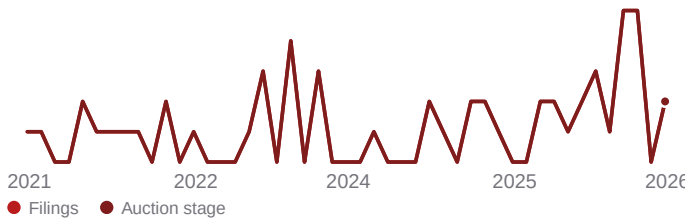


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



Preforeclosure filings

Filings 3 · Auction stage 3



HOUSING STOCK

Homes	16,386
Median value (AVM)	\$289K
Median size	1,485 ft²
Median bedrooms	3
Median year built	1988
Single family	63%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	65%
Underwater (LTV 125% or more)	2.1%
Owner occupied	72%
Company owned	16%
Median loan-to-value	35%
Typical ownership tenure	9.3 yrs

COMMUNITY

Population	45,320
Density	54 / mi²
Median household income	\$71K

Average household income	\$87K
Crime index (US avg 100)	109
Air pollution index (US avg 100)	81
Earthquake index (US avg 100)	45
Homes occupied	91%
Bachelor's or higher	17%
Poverty rate	8.2%
Unemployment	1.1%
Average temp	55°F
Annual precip	41 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.