

Cass County, MO

County · MO · Missouri

SELLER'S MARKET

\$345K

MEDIAN SALE PRICE

+131.1%

1-YR CHANGE

593

SALES (12 MO)

\$338K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 78 / 100

Buyer's market

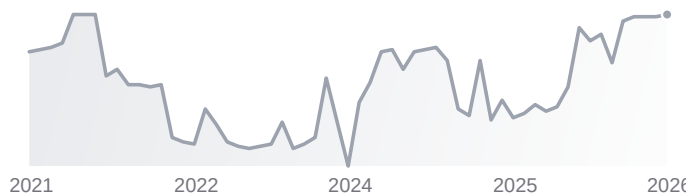
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

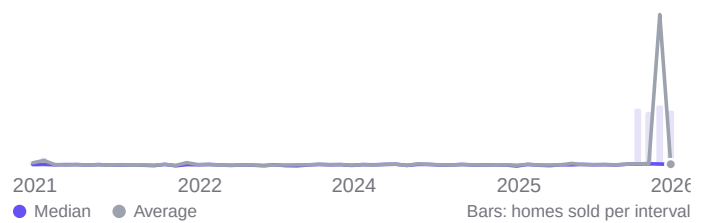
Market temperature (0-100)

78 / 100



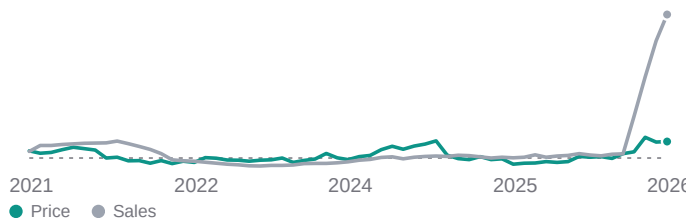
Sale prices

Median \$293K · Average \$316K



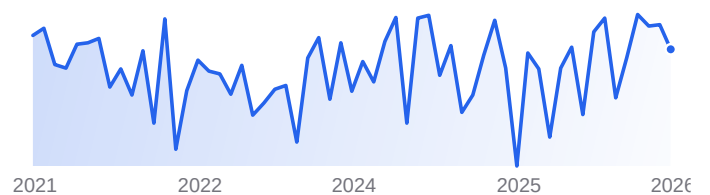
Growth (year over year)

Price +131.1% · Sales +1135.4%



Price per square foot

\$168/ft²



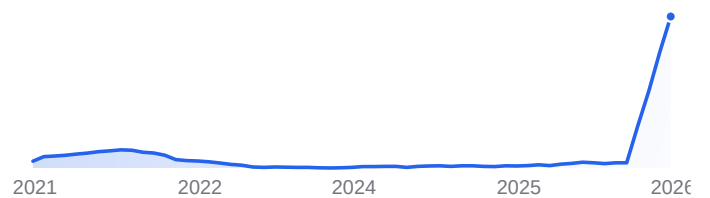
Sale premium vs estimated value

-3.4%



Annual turnover (share of homes sold)

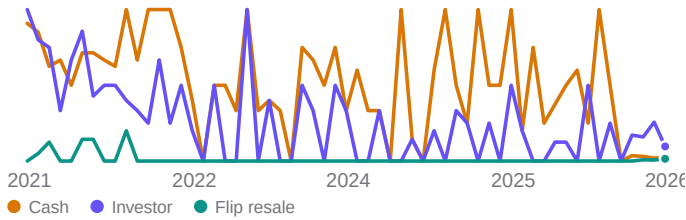
1.4%



BUYERS & OUTCOMES

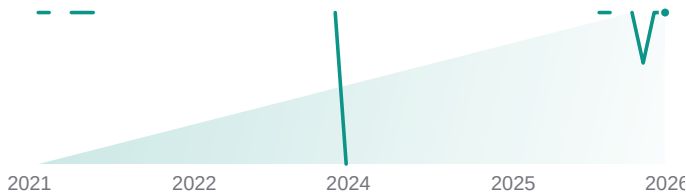
Buyer mix

Cash 2.2% · Investor 9.6% · Flip resale 1.5%



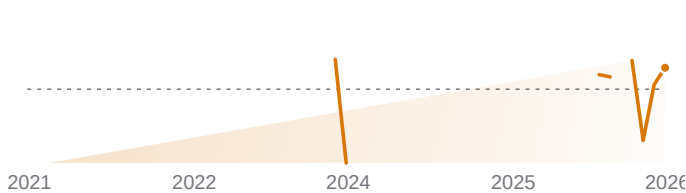
Sellers who sold at a gain

100%

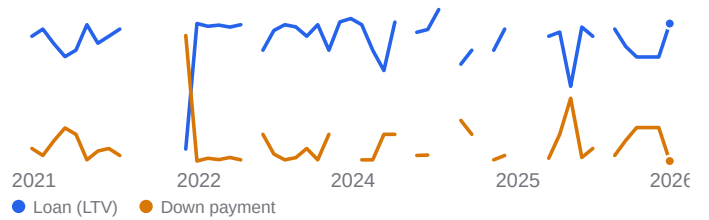


Median annualized return at resale

+10.5%

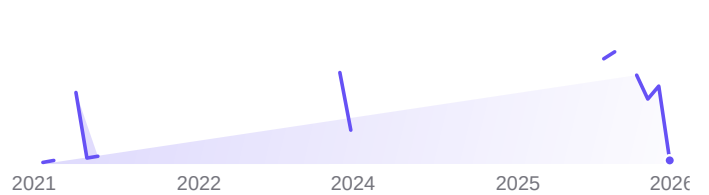


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



Typical hold before selling

0.4 yrs



Preforeclosure filings

Filings 3 · Auction stage 3



HOUSING STOCK

Homes	41,472
Median value (AVM)	\$338K
Median size	1,498 ft²
Median bedrooms	3
Median year built	1993
Single family	89%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	53%
Underwater (LTV 125% or more)	2.1%
Owner occupied	81%
Company owned	23%
Median loan-to-value	48%
Typical ownership tenure	6.4 yrs

COMMUNITY

Population	114,902
Density	165 / mi²
Median household income	\$85K
Average household income	\$104K
Crime index (US avg 100)	102
Air pollution index (US avg 100)	102
Earthquake index (US avg 100)	25
Homes occupied	94%
Bachelor's or higher	18%
Poverty rate	5.6%
Unemployment	1.1%
Average temp	55°F
Annual precip	41 in
Sunshine	61%

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