

Cole County, MO

County · MO · Missouri

SELLER'S MARKET

\$294K

MEDIAN SALE PRICE

392

SALES (12 MO)

\$302K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 62 / 100



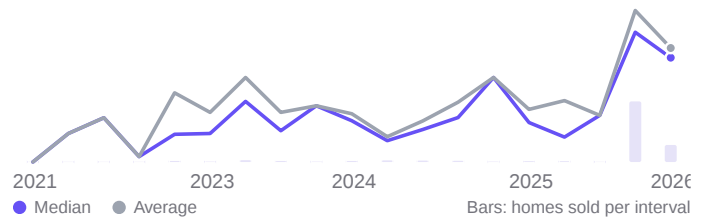
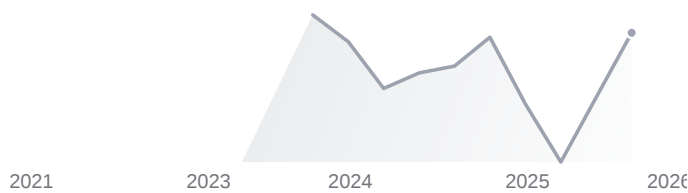
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

62 / 100

Sale prices

Median \$254K · Average \$271K

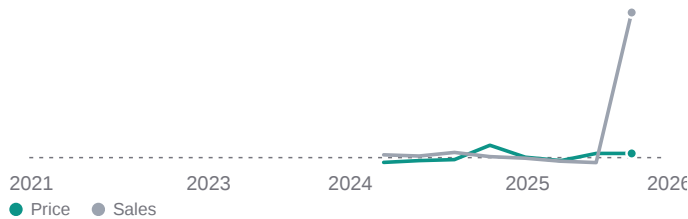


Growth (year over year)

Price +36.3% · Sales +1239.1%

Price per square foot

\$173/ft²

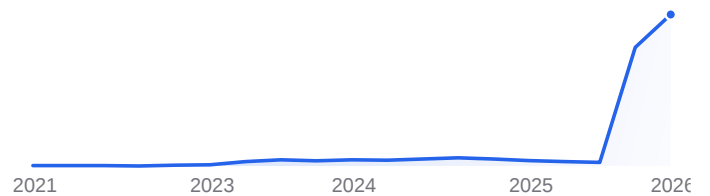


Sale premium vs estimated value

-1.9%

Annual turnover (share of homes sold)

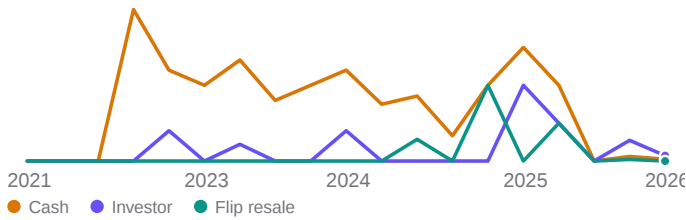
1.5%



BUYERS & OUTCOMES

Buyer mix

Cash 1.2% · Investor 3.6% · Flip resale 0%



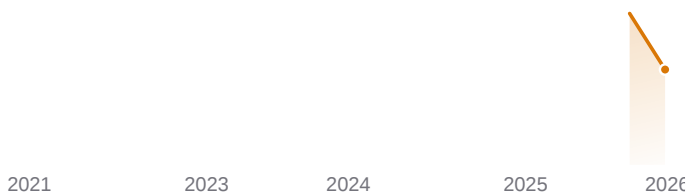
Sellers who sold at a gain

100%

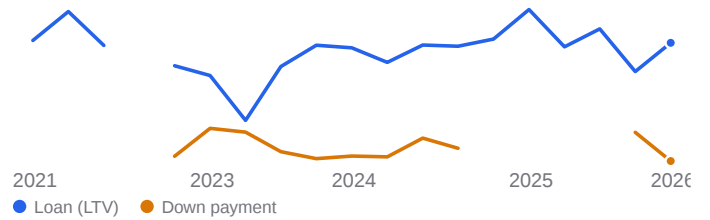


Median annualized return at resale

+18.7%



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



Typical hold before selling

1.8 yrs



Preforeclosure filings

Filings 3 · Auction stage 3



HOUSING STOCK

Homes	26,397
Median value (AVM)	\$302K
Median size	1,591 ft²
Median bedrooms	3
Median year built	1979
Single family	81%
Condos	2.7%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	63%
Underwater (LTV 125% or more)	1.7%
Owner occupied	77%
Company owned	11%
Median loan-to-value	39%

Typical ownership tenure

126.6 yrs

COMMUNITY

Population	78,020
Density	199 / mi²
Median household income	\$72K
Average household income	\$90K
Crime index (US avg 100)	83
Air pollution index (US avg 100)	90
Earthquake index (US avg 100)	44
Homes occupied	93%
Bachelor's or higher	23%
Poverty rate	8.0%
Unemployment	0.9%
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.