

Dallas County, MO

County · MO · Missouri

BALANCED MARKET

\$230K

MEDIAN SALE PRICE

79

SALES (12 MO)

\$270K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 46 / 100



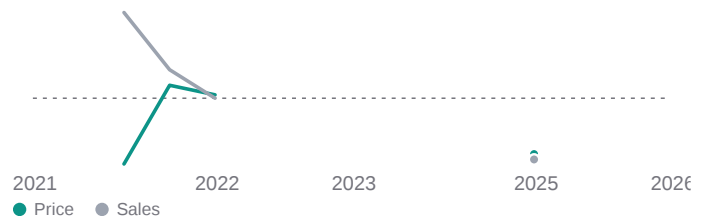
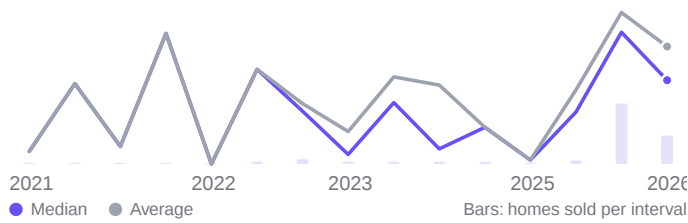
MARKET TRENDS (5 YEARS)

Sale prices

Median \$182K · Average \$249K

Growth (year over year)

Price -65.2% · Sales -71.4%

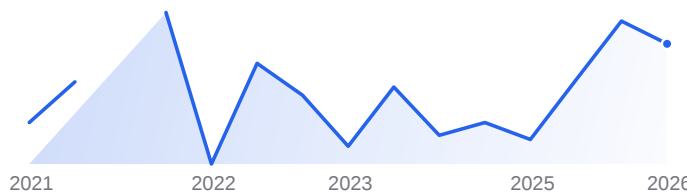


Price per square foot

\$149/ft²

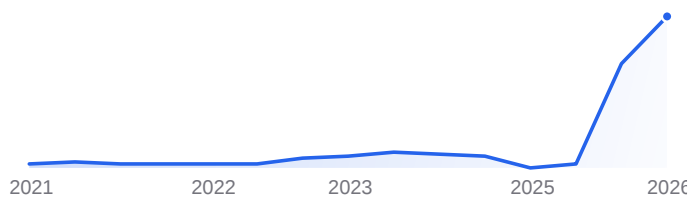
Sale premium vs estimated value

-0.8%



Annual turnover (share of homes sold)

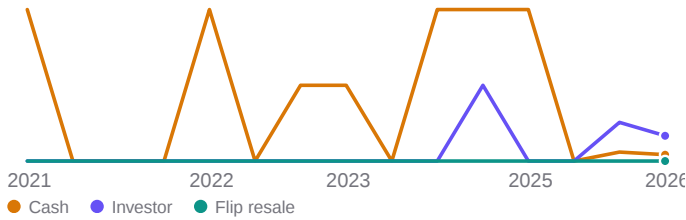
1.1%



BUYERS & OUTCOMES

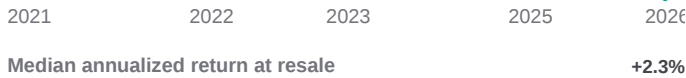
Buyer mix

Cash 4.2% · Investor 17% · Flip resale 0%



Sellers who sold at a gain

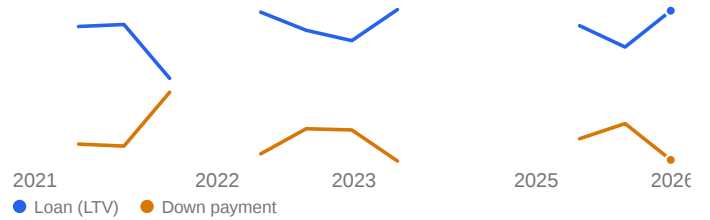
100%



Median annualized return at resale

+2.3%

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



Typical hold before selling

6.1 yrs



Preforeclosure filings

Filings 3 · Auction stage 3

HOUSING STOCK

Homes	7,358
Median value (AVM)	\$270K
Median size	1,352 ft²
Median bedrooms	3
Median year built	1986
Single family	81%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	74%
Underwater (LTV 125% or more)	2.6%
Owner occupied	68%
Company owned	23%
Median loan-to-value	25%
Typical ownership tenure	9.3 yrs

COMMUNITY

Population	18,035
Density	33 / mi²
Median household income	\$49K
Average household income	\$65K
Crime index (US avg 100)	104
Air pollution index (US avg 100)	110
Earthquake index (US avg 100)	40
Homes occupied	89%
Bachelor's or higher	7%
Poverty rate	18.3%
Unemployment	1.0%
Average temp	56°F
Annual precip	44 in
Sunshine	60%

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.