

Douglas County, MO

County · MO · Missouri

\$244K

MEDIAN SALE PRICE

54

SALES (12 MO)

\$249K

MEDIAN VALUE (AVM)

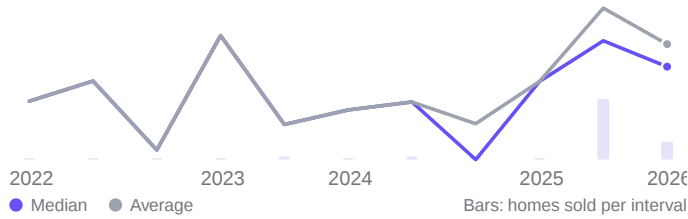
MARKET TRENDS (5 YEARS)

Sale prices

Median \$193K · Average \$229K

Growth (year over year)

Price -54.0% · Sales +25.0%



Price per square foot

\$169/ft²

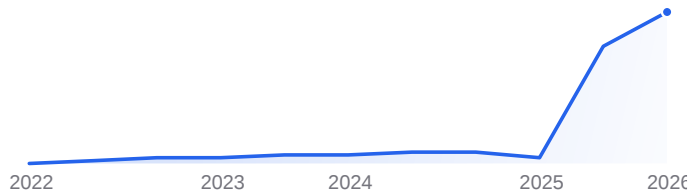
Sale premium vs estimated value

-0.8%



Annual turnover (share of homes sold)

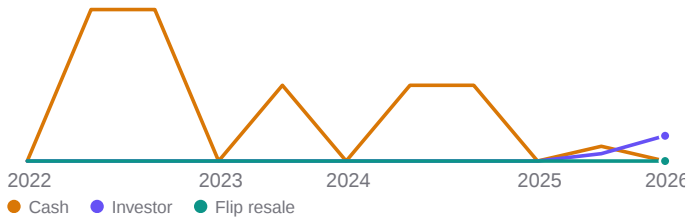
0.8%



BUYERS & OUTCOMES

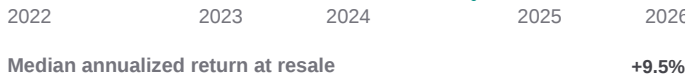
Buyer mix

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

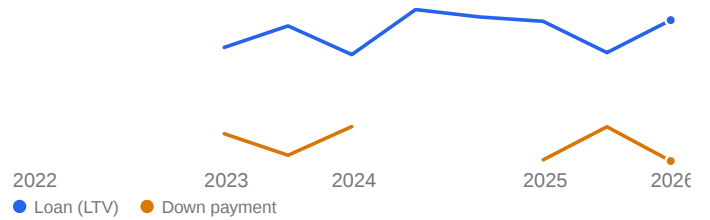


Sellers who sold at a gain

100%

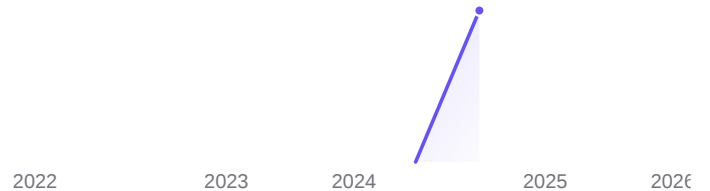


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



Typical hold before selling

18.4 yrs



HOUSING STOCK

Homes	6,443
Median value (AVM)	\$249K
Median size	1,232 ft²
Median bedrooms	3
Median year built	1980
Single family	82%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	70%
Underwater (LTV 125% or more)	3.1%
Owner occupied	15%
Company owned	17%
Median loan-to-value	28%
Typical ownership tenure	7.3 yrs

COMMUNITY

Population	12,447
Density	15 / mi²
Median household income	\$47K
Average household income	\$66K
Crime index (US avg 100)	124
Air pollution index (US avg 100)	117
Earthquake index (US avg 100)	58
Homes occupied	89%
Bachelor's or higher	12%
Poverty rate	15.9%
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.