

Gasconade County, MO

County · MO · Missouri

SELLER'S MARKET

\$190K

MEDIAN SALE PRICE

78

SALES (12 MO)

\$279K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 64 / 100

Buyer's market

Balanced

Seller's market

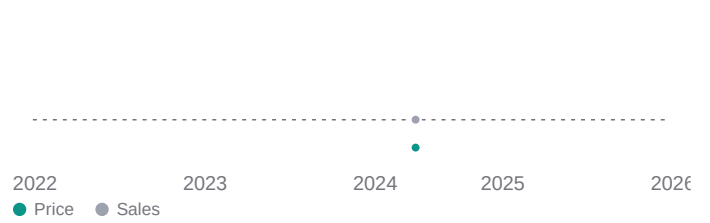
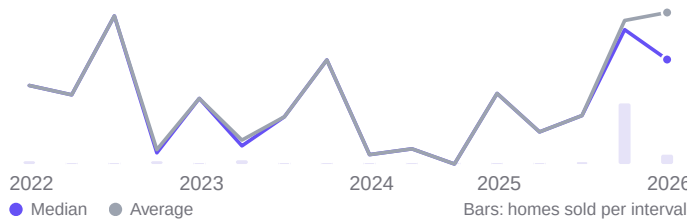
MARKET TRENDS (5 YEARS)

Sale prices

Median \$181K · Average \$255K

Growth (year over year)

Price -52.1% · Sales +0.0%

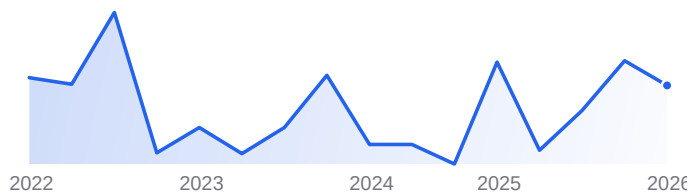


Price per square foot

\$139/ft²

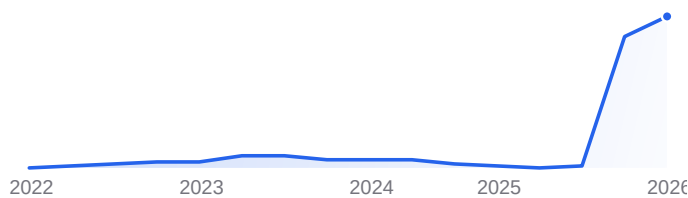
Sale premium vs estimated value

-11.9%



Annual turnover (share of homes sold)

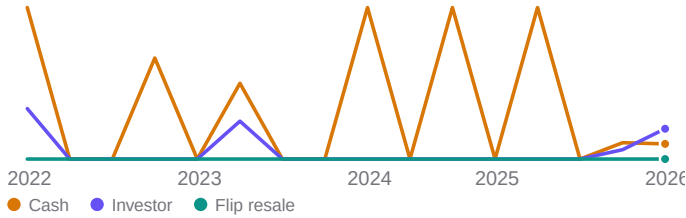
1.1%



BUYERS & OUTCOMES

Buyer mix

Cash 10% · Investor 20% · Flip resale 0%

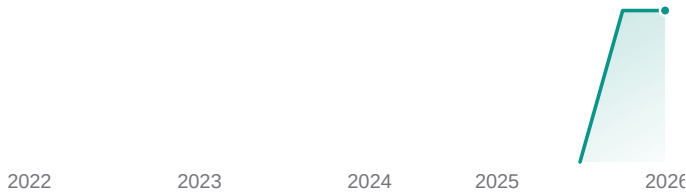


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



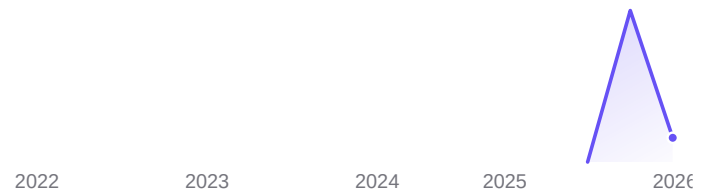
Sellers who sold at a gain

100%



Typical hold before selling

3.0 yrs



Median annualized return at resale

+16.1%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	7,142
Median value (AVM)	\$279K
Median size	1,216 ft²
Median bedrooms	3
Median year built	1972
Single family	93%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	71%
Underwater (LTV 125% or more)	2.9%
Owner occupied	65%
Company owned	23%
Median loan-to-value	31%
Typical ownership tenure	7.6 yrs

COMMUNITY

Population	14,739
Density	28 / mi²
Median household income	\$64K
Average household income	\$84K
Crime index (US avg 100)	121
Air pollution index (US avg 100)	90
Earthquake index (US avg 100)	63
Homes occupied	83%
Bachelor's or higher	13%
Poverty rate	14.8%
Unemployment	1.0%
Average temp	55°F
Annual precip	42 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.