

Jackson County, MO

County · MO · Missouri

SELLER'S MARKET

\$263K

MEDIAN SALE PRICE

+115.4%

1-YR CHANGE

3,997

SALES (12 MO)

\$237K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 66 / 100

Buyer's market

Balanced

Seller's market

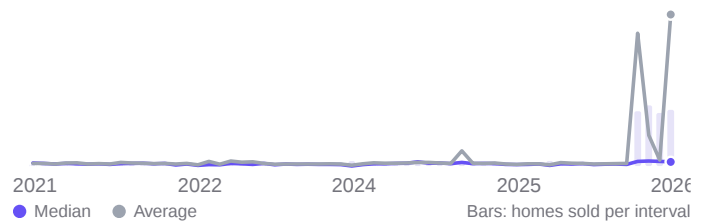
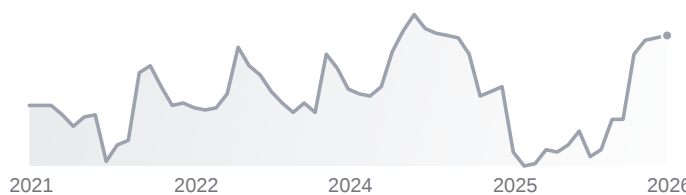
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

66 / 100

Sale prices

Median \$240K · Average \$7.3M

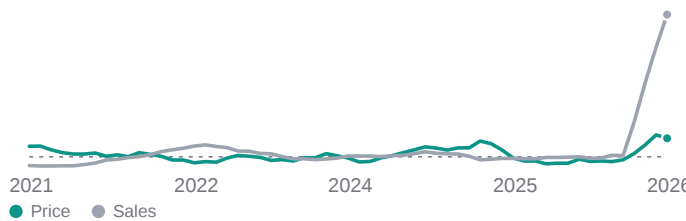


Growth (year over year)

Price +115.4% · Sales +886.9%

Price per square foot

\$169/ft²

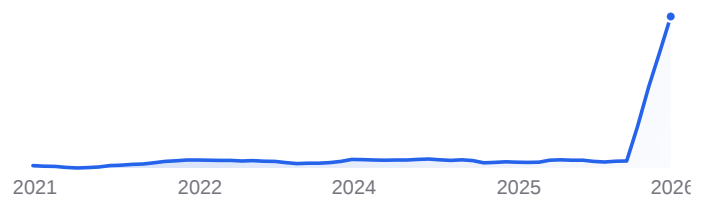


Sale premium vs estimated value

-4.1%

Annual turnover (share of homes sold)

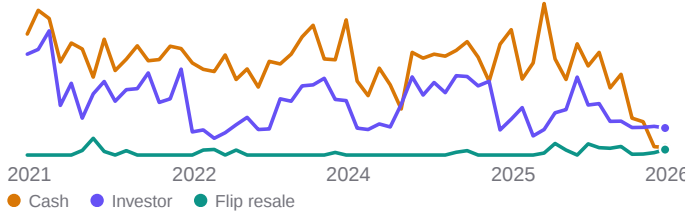
1.6%



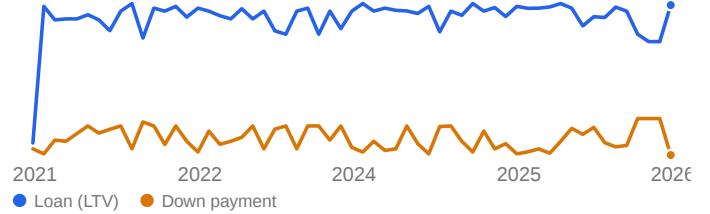
BUYERS & OUTCOMES

Buyer mix

Cash 4.7% · Investor 17% · Flip resale 3.4%

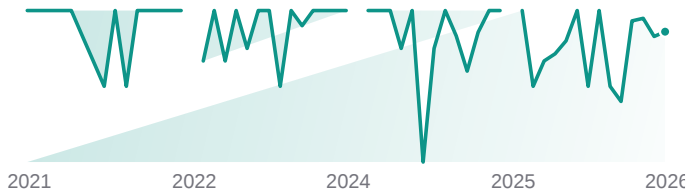


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



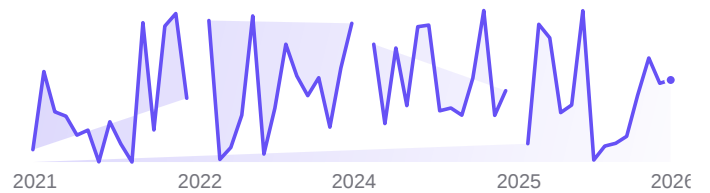
Sellers who sold at a gain

86%



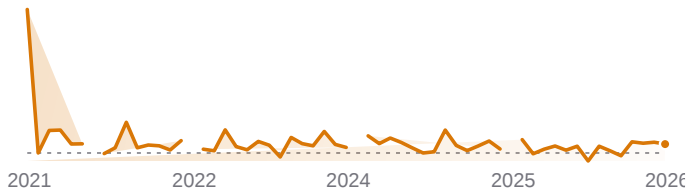
Typical hold before selling

9.1 yrs



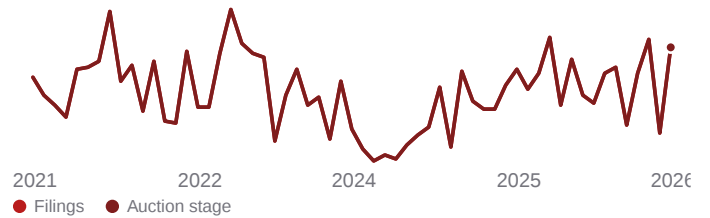
Median annualized return at resale

+9.3%



Preforeclosure filings

Filings 66 · Auction stage 66



HOUSING STOCK

Homes	243,930
Median value (AVM)	\$237K
Median size	1,367 ft²
Median bedrooms	3
Median year built	1964
Single family	88%
Condos	3.1%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	51%
Underwater (LTV 125% or more)	2.6%
Owner occupied	74%
Company owned	20%
Median loan-to-value	50%

Typical ownership tenure

9.3 yrs

COMMUNITY

Population	730,234
Density	1,208 / mi²
Median household income	\$67K
Average household income	\$90K
Crime index (US avg 100)	94
Air pollution index (US avg 100)	94
Earthquake index (US avg 100)	24
Homes occupied	91%
Bachelor's or higher	22%
Poverty rate	14.0%
Unemployment	1.2%
Average temp	54°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.