

Jefferson County, MO

County · MO · Missouri

SELLER'S MARKET

\$299K

MEDIAN SALE PRICE

+254.2%

1-YR CHANGE

902

SALES (12 MO)

\$276K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 72 / 100

Buyer's market

Balanced

Seller's market

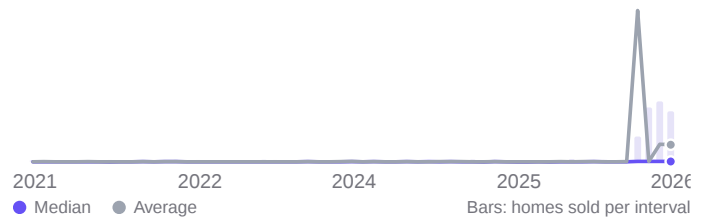
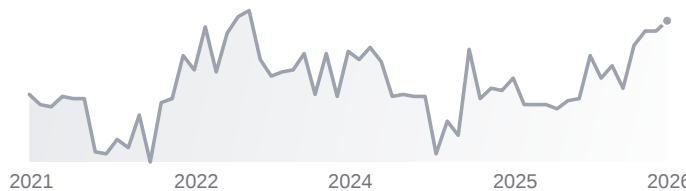
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

72 / 100

Sale prices

Median \$278K · Average \$8.8M

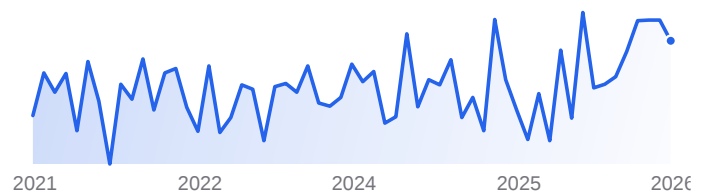
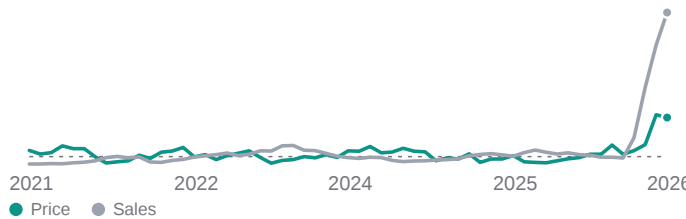


Growth (year over year)

Price +254.2% · Sales +936.8%

Price per square foot

\$207/ft²

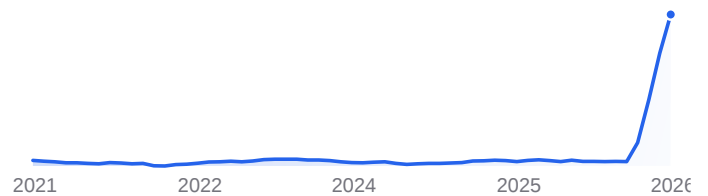


Sale premium vs estimated value

-4.1%

Annual turnover (share of homes sold)

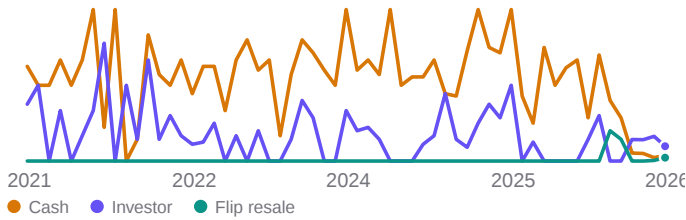
1.1%



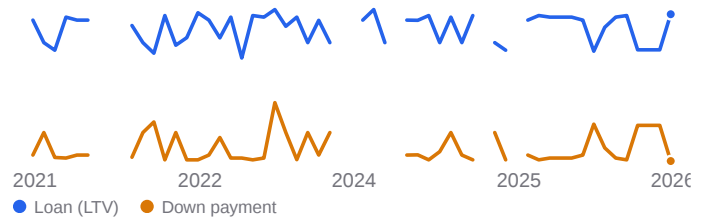
BUYERS & OUTCOMES

Buyer mix

Cash 4.0% · Investor 9.8% · Flip resale 2.2%

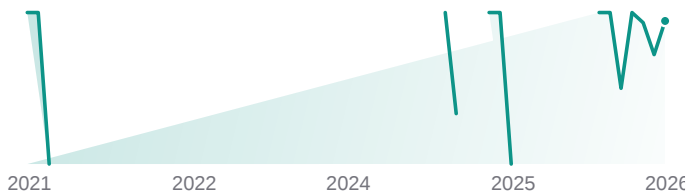


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



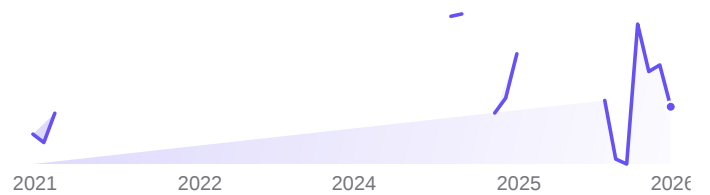
Sellers who sold at a gain

94%



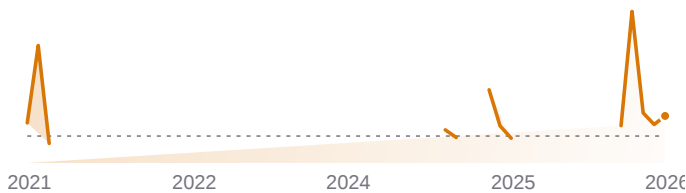
Typical hold before selling

6.9 yrs



Median annualized return at resale

+10.3%



Preforeclosure filings

Filings 32 · Auction stage 32



HOUSING STOCK

Homes	82,078
Median value (AVM)	\$276K
Median size	1,226 ft²
Median year built	1987
Single family	91%
Condos	0.8%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	43%
Underwater (LTV 125% or more)	2.2%
Owner occupied	85%
Company owned	14%
Median loan-to-value	55%
Typical ownership tenure	8.6 yrs

COMMUNITY

Population	233,437
Density	356 / mi²
Median household income	\$79K
Average household income	\$95K
Crime index (US avg 100)	100
Air pollution index (US avg 100)	87
Earthquake index (US avg 100)	147
Homes occupied	95%
Bachelor's or higher	17%
Poverty rate	7.3%
Unemployment	1.1%
Average temp	55°F
Annual precip	41 in
Sunshine	57%

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.