

Morgan County, MO

County · MO · Missouri

SELLER'S MARKET

\$350K

MEDIAN SALE PRICE

154

SALES (12 MO)

\$336K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 73 / 100

Buyer's market

Balanced

Seller's market

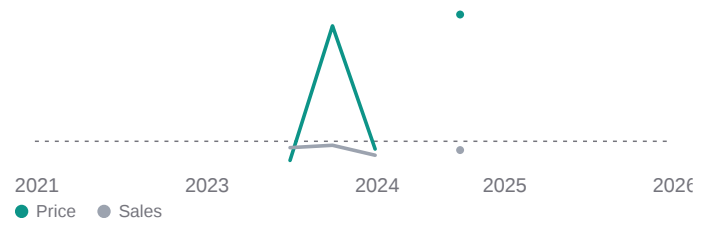
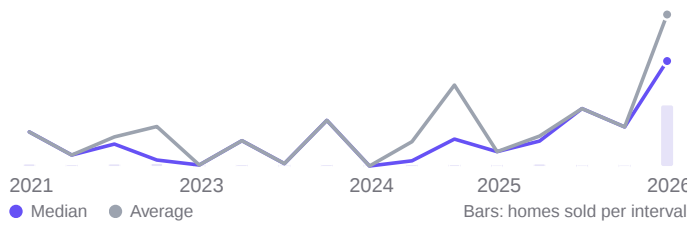
MARKET TRENDS (5 YEARS)

Sale prices

Median \$348K · Average \$498K

Growth (year over year)

Price +361.9% · Sales -25.0%

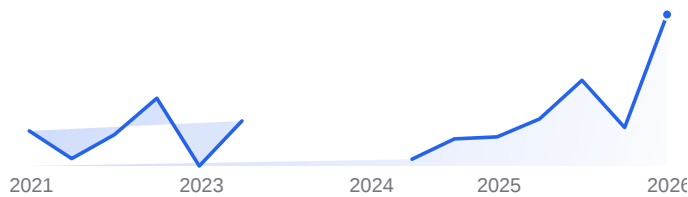


Price per square foot

\$306/ft²

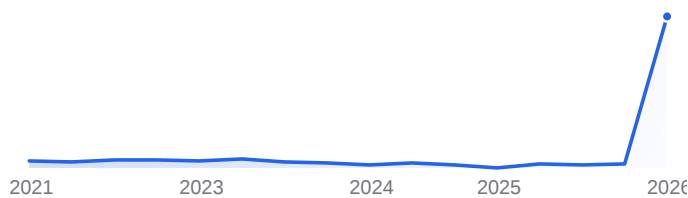
Sale premium vs estimated value

+5.8%



Annual turnover (share of homes sold)

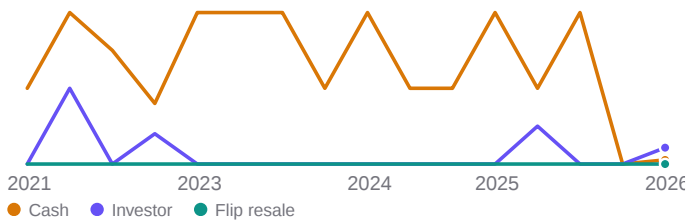
0.7%



BUYERS & OUTCOMES

Buyer mix

Cash 2.7% · Investor 11% · Flip resale 0%

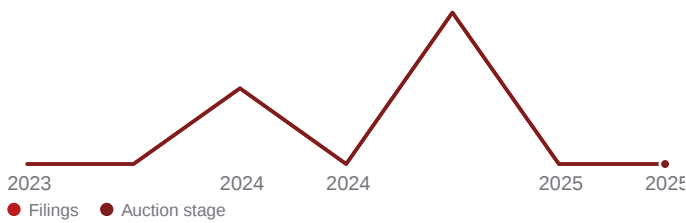


Financing (share of purchase price) Loan (LTV) 77% · Down payment 23%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	23,378
Median value (AVM)	\$336K
Median size	1,184 ft²
Median bedrooms	3
Median year built	1981
Single family	86%
Condos	2.5%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	73%
Underwater (LTV 125% or more)	2.4%
Owner occupied	24%
Company owned	25%
Median loan-to-value	24%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	22,618
Density	38 / mi²
Median household income	\$51K
Average household income	\$69K
Crime index (US avg 100)	103
Air pollution index (US avg 100)	100
Earthquake index (US avg 100)	36
Homes occupied	62%
Bachelor's or higher	10%
Poverty rate	17.7%
Unemployment	1.2%
Average temp	56°F
Annual precip	43 in
Sunshine	56%

Market metrics are derived from recorded arms-length deeds through April 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.