

Platte County, MO

County · MO · Missouri

SELLER'S MARKET

\$391K

MEDIAN SALE PRICE

+57.7%

1-YR CHANGE

576

SALES (12 MO)

\$386K

MEDIAN VALUE (AVM)

Market temperature

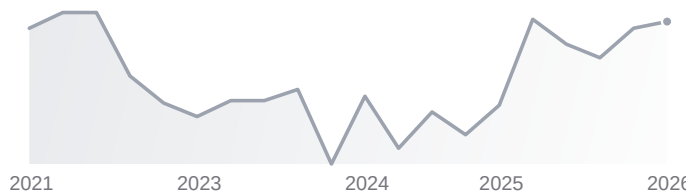
Seller's market · 75 / 100



MARKET TRENDS (5 YEARS)

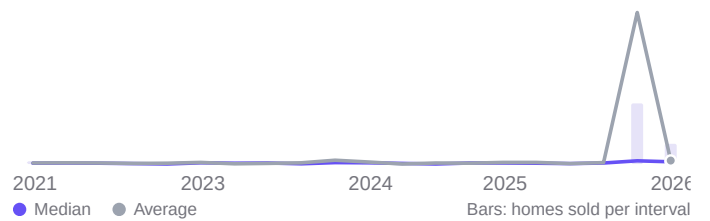
Market temperature (0–100)

75 / 100



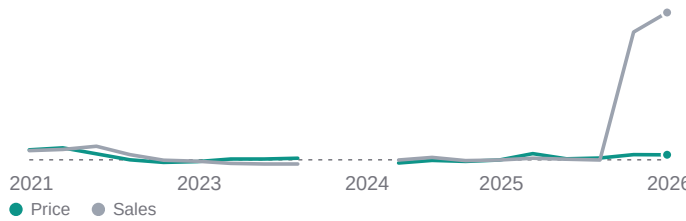
Sale prices

Median \$340K · Average \$426K



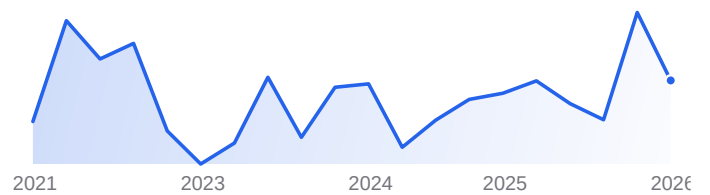
Growth (year over year)

Price +57.7% · Sales +1700.0%



Price per square foot

\$167/ft²



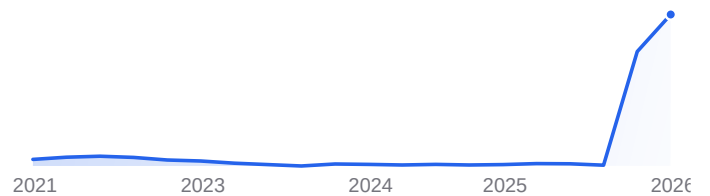
Sale premium vs estimated value

-5.1%



Annual turnover (share of homes sold)

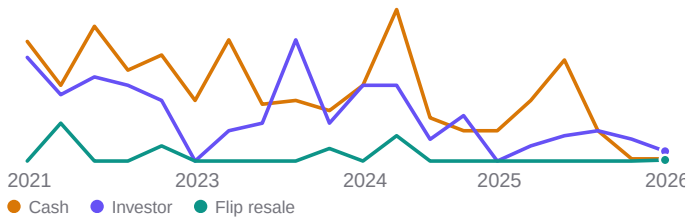
1.7%



BUYERS & OUTCOMES

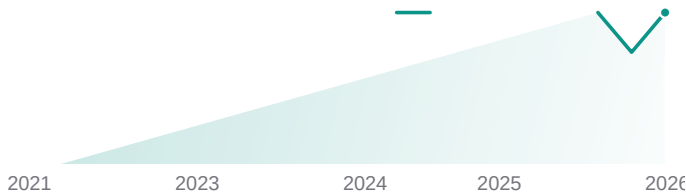
Buyer mix

Cash 1.4% · Investor 6.4% · Flip resale 0.7%



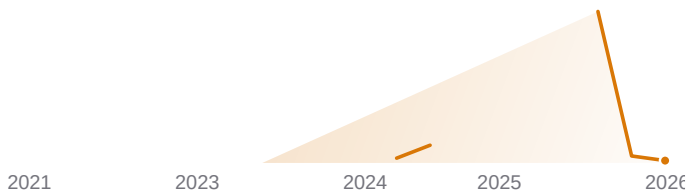
Sellers who sold at a gain

100%

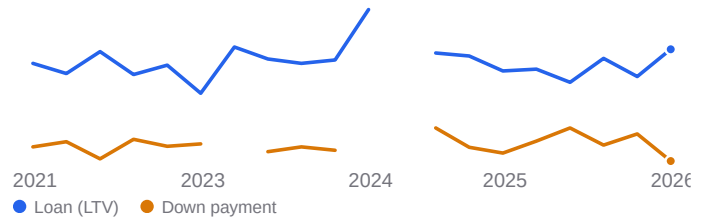


Median annualized return at resale

+2.5%

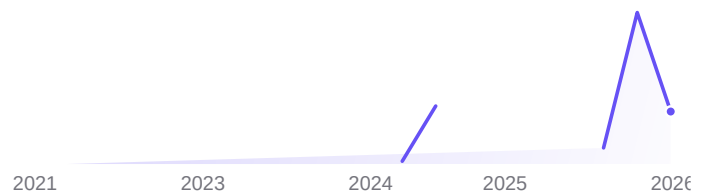


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



Typical hold before selling

5.0 yrs



Preforeclosure filings

Filings 5 · Auction stage 5



HOUSING STOCK

Homes	34,588
Median value (AVM)	\$386K
Median size	1,672 ft²
Median bedrooms	3
Median year built	1992
Single family	90%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	49%
Underwater (LTV 125% or more)	2.2%
Owner occupied	84%
Company owned	18%
Median loan-to-value	51%
Typical ownership tenure	7.9 yrs

COMMUNITY

Population	113,874
Density	271 / mi²
Median household income	\$90K
Average household income	\$118K
Crime index (US avg 100)	91
Air pollution index (US avg 100)	96
Earthquake index (US avg 100)	25
Homes occupied	93%
Bachelor's or higher	29%
Poverty rate	7.5%
Unemployment	1.1%
Average temp	54°F
Annual precip	39 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.