

# Saint Louis City

County · MO · Missouri

**SELLER'S MARKET**

**\$260K**

MEDIAN SALE PRICE

**+12.1%**

1-YR CHANGE

**4,093**

SALES (12 MO)

**\$185K**

MEDIAN VALUE (AVM)

Market temperature

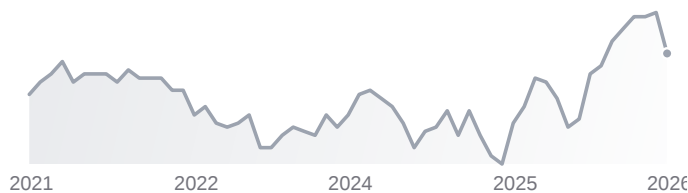
**Seller's market · 62 / 100**



## MARKET TRENDS (5 YEARS)

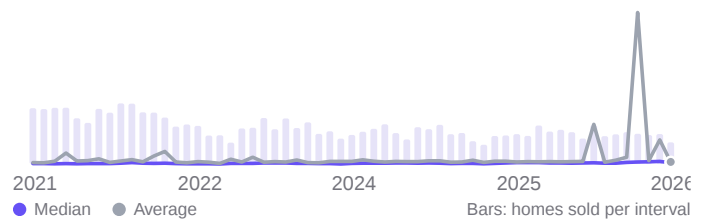
Market temperature (0–100)

**62 / 100**



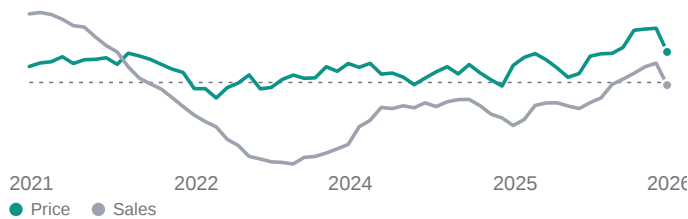
Sale prices

**Median \$222K · Average \$265K**



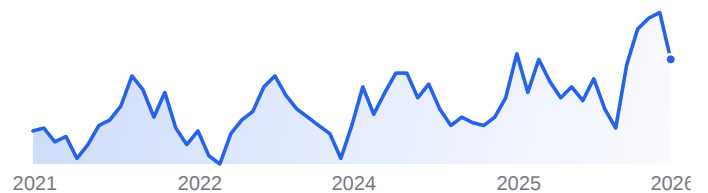
Growth (year over year)

**Price +12.1% · Sales -1.0%**



Price per square foot

**\$123/ft²**



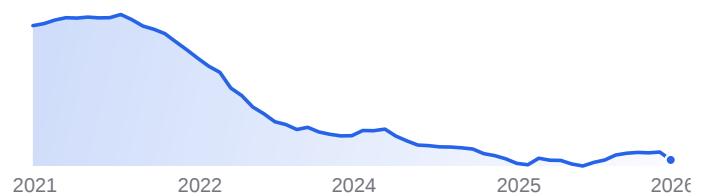
Sale premium vs estimated value

**-6.1%**



Annual turnover (share of homes sold)

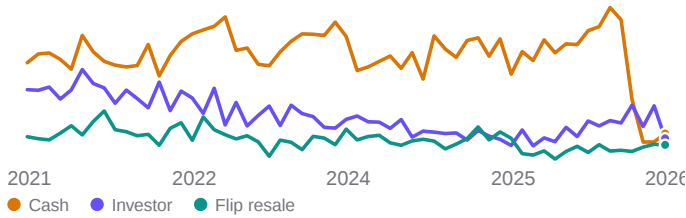
**4.1%**



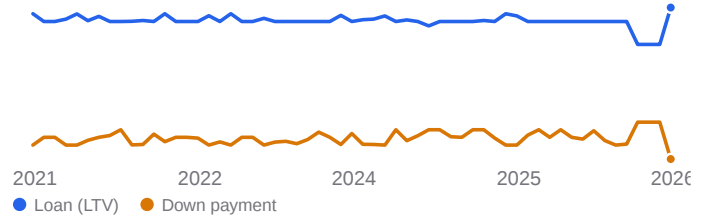
## BUYERS & OUTCOMES

### Buyer mix

Cash 9.8% · Investor 8.6% · Flip resale 7.0%



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



### Sellers who sold at a gain

72%



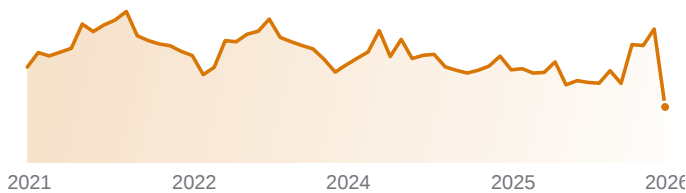
### Typical hold before selling

5.3 yrs



### Median annualized return at resale

+3.3%



### Preforeclosure filings

Filings 31 · Auction stage 31



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 100,205   |
| Median value (AVM) | \$185K    |
| Median size        | 1,980 ft² |
| Median bedrooms    | 1         |
| Median year built  | 1922      |
| Single family      | 69%       |
| Condos             | 8.3%      |

## EQUITY & OWNERSHIP

|                               |      |
|-------------------------------|------|
| Equity rich (LTV 50% or less) | 48%  |
| Underwater (LTV 125% or more) | 5.6% |
| Owner occupied                | 53%  |
| Company owned                 | 25%  |
| Median loan-to-value          | 52%  |

Typical ownership tenure

**9.9 yrs**

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.