

Barnhart 63012

ZIP code · MO · Missouri > Jefferson County > Barnhart

SELLER'S MARKET

\$273K

MEDIAN SALE PRICE

+7.0%

1-YR CHANGE

37

SALES (12 MO)

\$262K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 66 / 100

Buyer's market

Balanced

Seller's market

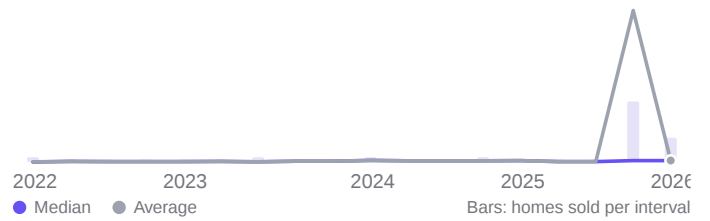
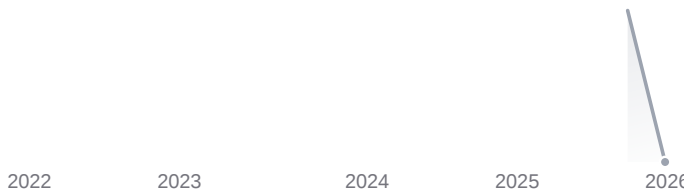
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

66 / 100

Sale prices

Median \$276K · Average \$284K

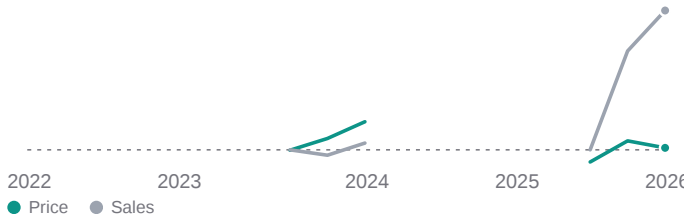


Growth (year over year)

Price +7.0% · Sales +516.7%

Price per square foot

\$159/ft²

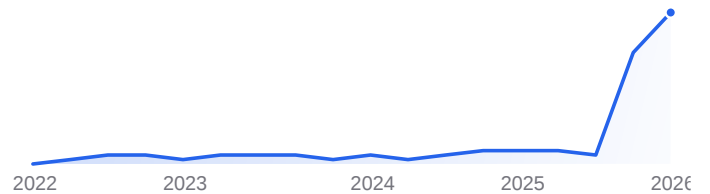


Sale premium vs estimated value

-2.0%

Annual turnover (share of homes sold)

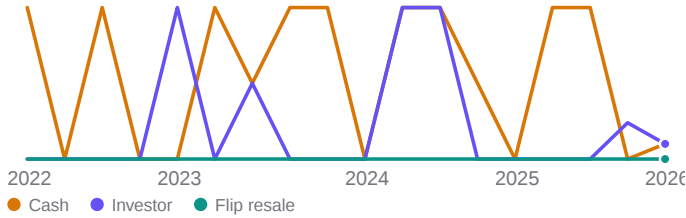
0.9%



BUYERS & OUTCOMES

Buyer mix

Cash 10% · Investor 10% · Flip resale 0%



Sellers who sold at a gain

100%

Median annualized return at resale

+1.2%

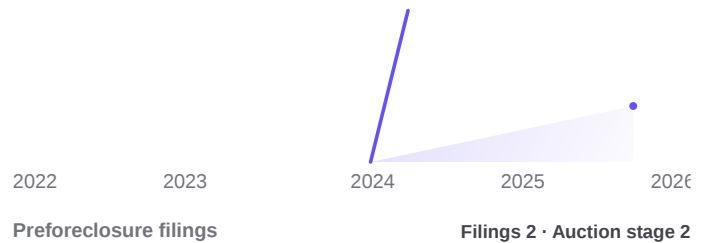


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



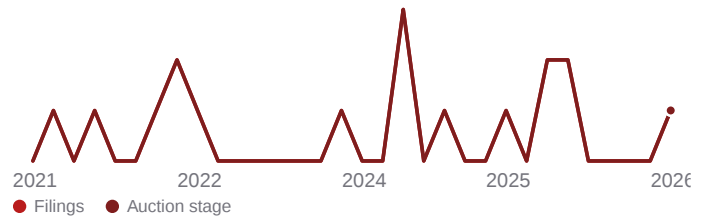
Typical hold before selling

9.4 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	3,932
Median value (AVM)	\$262K
Median size	1,220 ft²
Median year built	1986
Single family	95%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	39%
Underwater (LTV 125% or more)	2.3%
Owner occupied	88%
Company owned	13%
Median loan-to-value	59%
Typical ownership tenure	8.7 yrs

COMMUNITY

Population	11,373
Density	425 / mi²
Median household income	\$98K
Average household income	\$113K
Crime index (US avg 100)	81
Air pollution index (US avg 100)	86
Earthquake index (US avg 100)	154
Homes occupied	97%
Bachelor's or higher	19%
Poverty rate	6.2%
Unemployment	1.2%
Average temp	55°F
Annual precip	41 in
Sunshine	57%

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.