

Cedar Hill 63016

ZIP code · MO · Missouri > Jefferson County > Cedar Hill

SELLER'S MARKET

\$299K

MEDIAN SALE PRICE

+251.5%

1-YR CHANGE

37

SALES (12 MO)

\$270K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 66 / 100

Buyer's market

Balanced

Seller's market

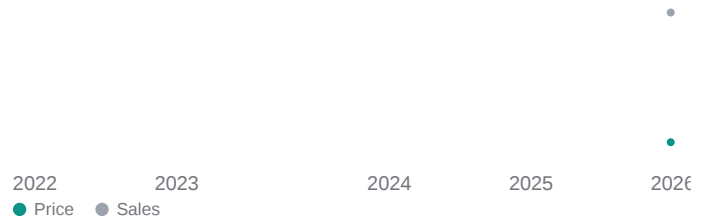
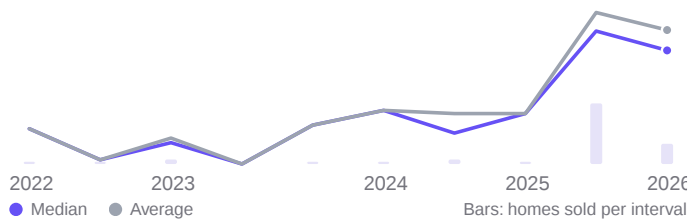
MARKET TRENDS (5 YEARS)

Sale prices

Median \$255K · Average \$297K

Growth (year over year)

Price +251.5% · Sales +1750.0%

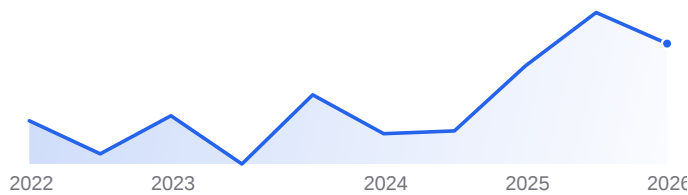


Price per square foot

\$179/ft²

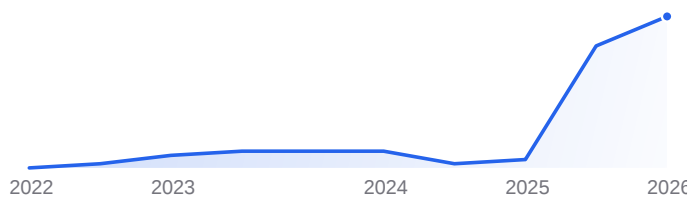
Sale premium vs estimated value

-4.1%



Annual turnover (share of homes sold)

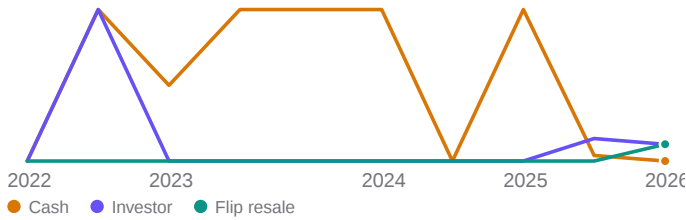
1.1%



BUYERS & OUTCOMES

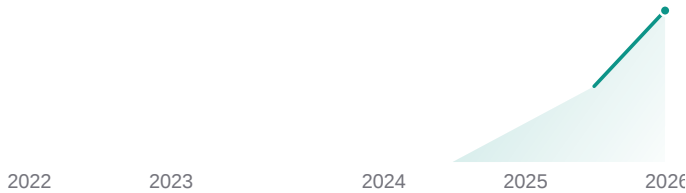
Buyer mix

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



Sellers who sold at a gain

100%

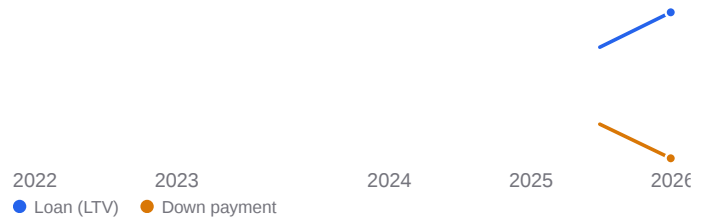


Median annualized return at resale

+64.0%

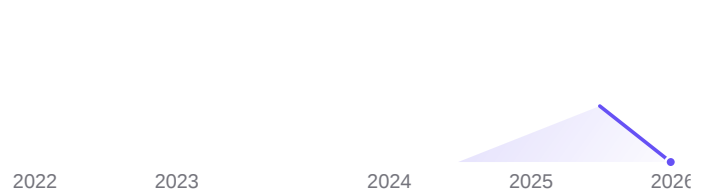


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



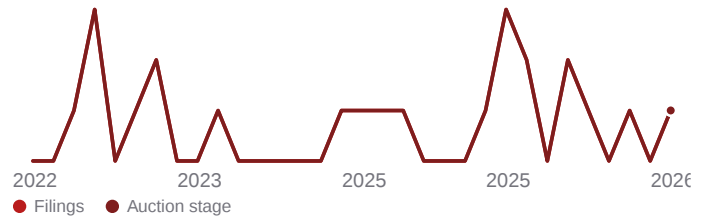
Typical hold before selling

0.2 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	3,274
Median value (AVM)	\$270K
Median size	1,232 ft²
Median year built	1987
Single family	86%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	45%
Underwater (LTV 125% or more)	3.0%
Owner occupied	85%
Company owned	11%
Median loan-to-value	55%
Typical ownership tenure	8.9 yrs

COMMUNITY

Population	6,628
Density	291 / mi²
Median household income	\$80K
Average household income	\$89K
Crime index (US avg 100)	97
Air pollution index (US avg 100)	84
Earthquake index (US avg 100)	130
Homes occupied	94%
Bachelor's or higher	15%
Poverty rate	9.2%
Unemployment	1.0%
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.