

High Ridge 63049

ZIP code · MO · Missouri > Jefferson County > High Ridge

SELLER'S MARKET

\$314K

MEDIAN SALE PRICE

+41.3%

1-YR CHANGE

62

SALES (12 MO)

\$270K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 72 / 100

Buyer's market

Balanced

Seller's market

MARKET TRENDS (5 YEARS)

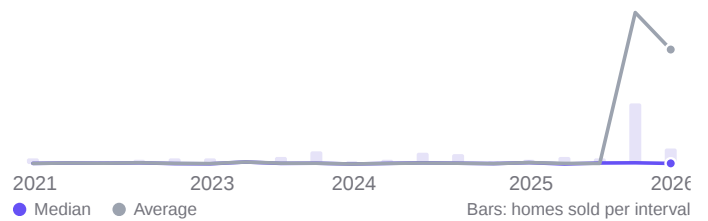
Market temperature (0–100)

72 / 100



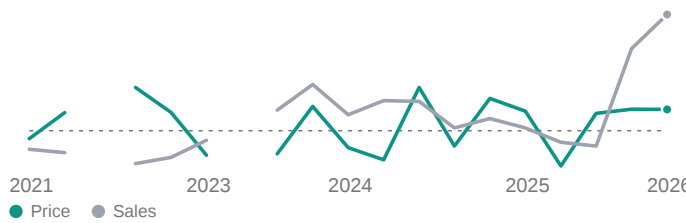
Sale prices

Median \$414K · Average \$44M



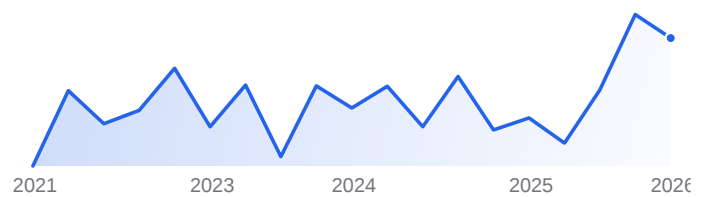
Growth (year over year)

Price +41.3% · Sales +226.3%



Price per square foot

\$221/ft²



Sale premium vs estimated value

-12.4%



Annual turnover (share of homes sold)

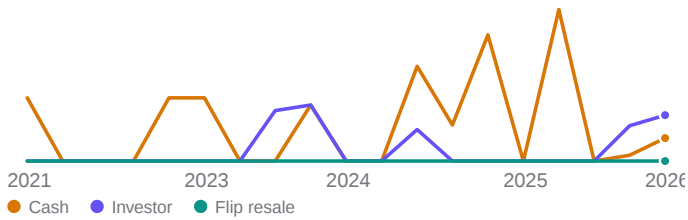
1.0%



BUYERS & OUTCOMES

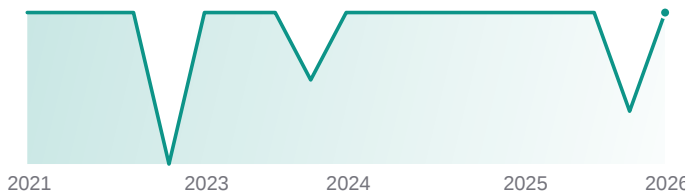
Buyer mix

Cash 9.1% · Investor 18% · Flip resale 0%



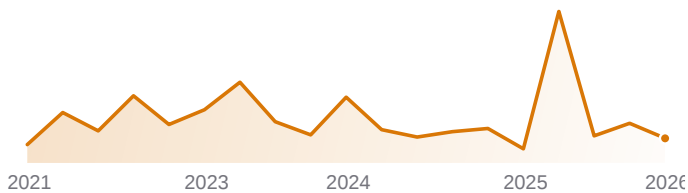
Sellers who sold at a gain

100%

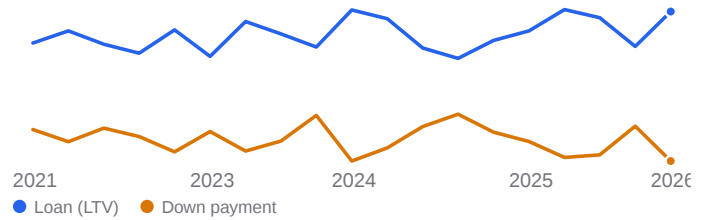


Median annualized return at resale

+2.7%

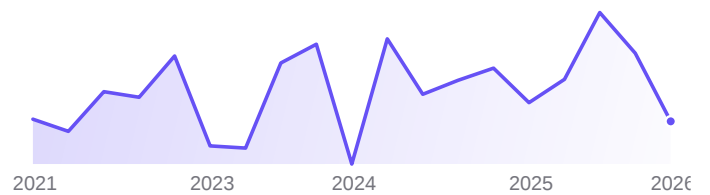


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



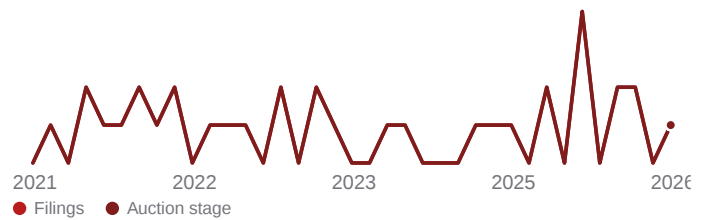
Typical hold before selling

5.0 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	5,960
Median value (AVM)	\$270K
Median size	1,196 ft²
Median bedrooms	4
Median year built	1986
Single family	95%
Condos	2.7%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	43%
Underwater (LTV 125% or more)	2.0%
Owner occupied	89%
Company owned	14%
Median loan-to-value	55%

Typical ownership tenure

9.6 yrs

COMMUNITY

Population	16,100
Density	712 / mi²
Median household income	\$80K
Average household income	\$99K
Crime index (US avg 100)	94
Air pollution index (US avg 100)	83
Earthquake index (US avg 100)	135
Homes occupied	96%
Bachelor's or higher	18%
Poverty rate	7.6%
Unemployment	1.1%
Average temp	55°F
Annual precip	42 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.