

Hillsboro 63050

ZIP code · MO · Missouri > Jefferson County > Hillsboro

SELLER'S MARKET

\$329K

MEDIAN SALE PRICE

63

SALES (12 MO)

\$319K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 64 / 100



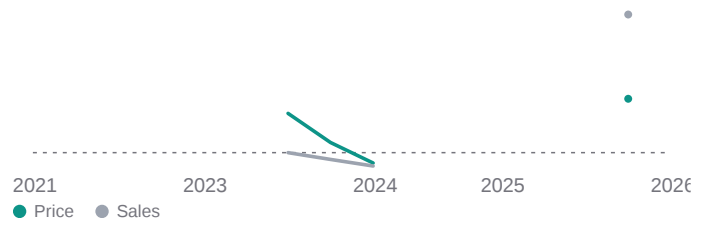
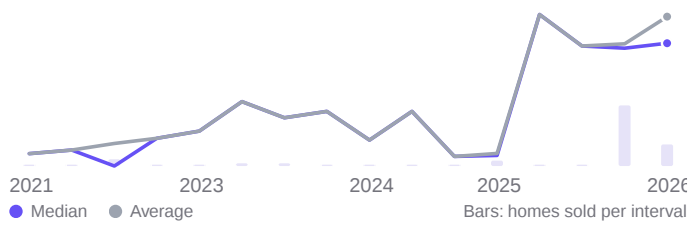
MARKET TRENDS (5 YEARS)

Sale prices

Median \$326K · Average \$385K

Growth (year over year)

Price +222.7% · Sales +571.4%



Price per square foot

\$175/ft²

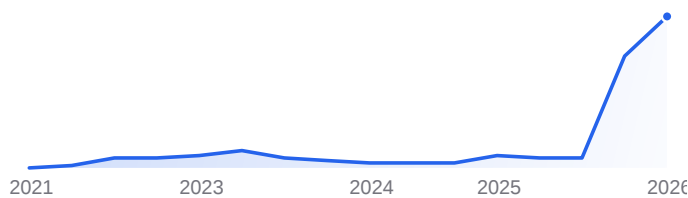
Sale premium vs estimated value

-4.0%



Annual turnover (share of homes sold)

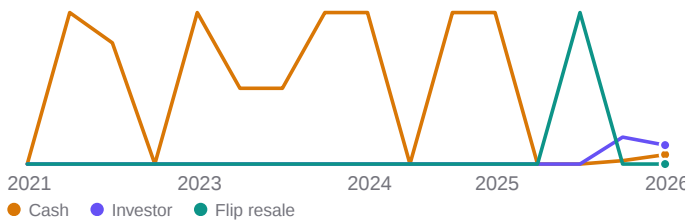
1.0%



BUYERS & OUTCOMES

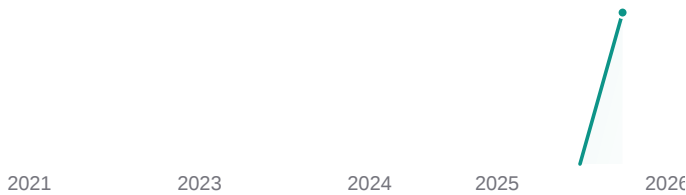
Buyer mix

Cash 6.3% · Investor 13% · Flip resale 0%



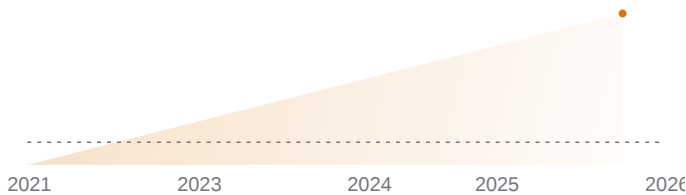
Sellers who sold at a gain

100%



Median annualized return at resale

+21.3%

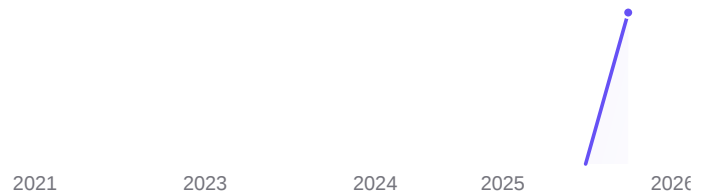


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



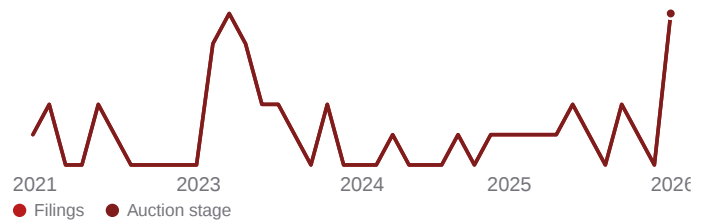
Typical hold before selling

7.2 yrs



Preforeclosure filings

Filings 6 · Auction stage 6



HOUSING STOCK

Homes	6,292
Median value (AVM)	\$319K
Median size	1,348 ft²
Median year built	1990
Single family	88%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	49%
Underwater (LTV 125% or more)	1.9%
Owner occupied	85%
Company owned	13%
Median loan-to-value	51%
Typical ownership tenure	8.9 yrs

COMMUNITY

Population	16,463
Density	180 / mi²
Median household income	\$84K
Average household income	\$98K
Crime index (US avg 100)	100
Air pollution index (US avg 100)	88
Earthquake index (US avg 100)	142
Homes occupied	93%
Bachelor's or higher	14%
Poverty rate	6.7%
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.