

Higginsville 64037

ZIP code · MO · Missouri > Lafayette County > Higginsville

SELLER'S MARKET

\$193K

MEDIAN SALE PRICE

33

SALES (12 MO)

\$226K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 73 / 100

Buyer's market

Balanced

Seller's market

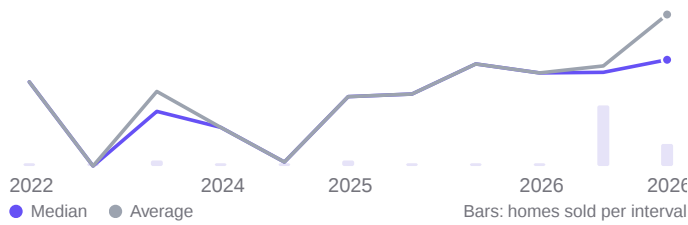
MARKET TRENDS (5 YEARS)

Sale prices

Median \$202K · Average \$277K

Growth (year over year)

Price +27.6% · Sales +525.0%

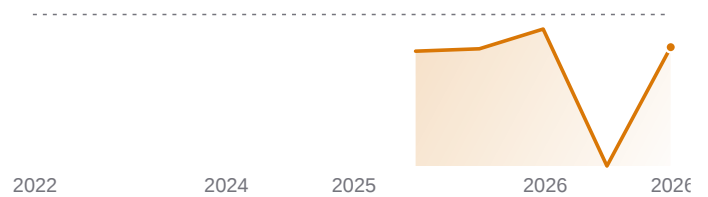
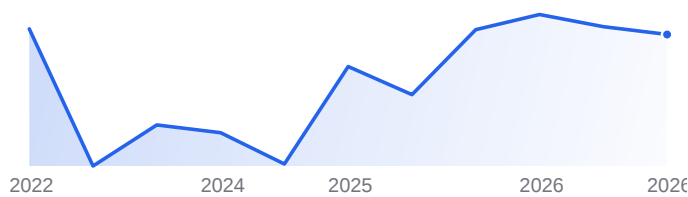


Price per square foot

\$158/ft²

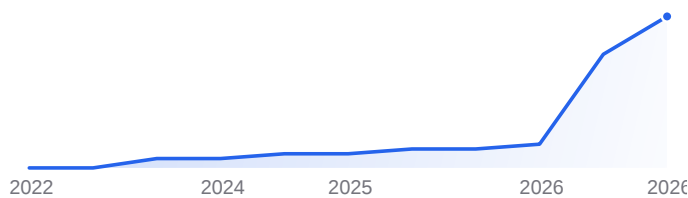
Sale premium vs estimated value

-1.4%



Annual turnover (share of homes sold)

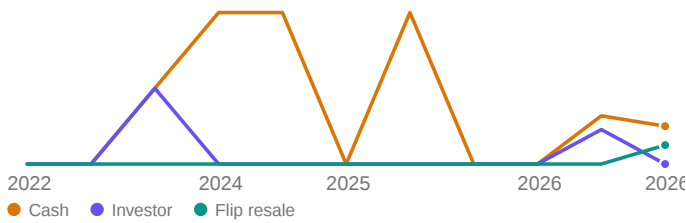
1.4%



BUYERS & OUTCOMES

Buyer mix

Cash 25% · Investor 0% · Flip resale 13%



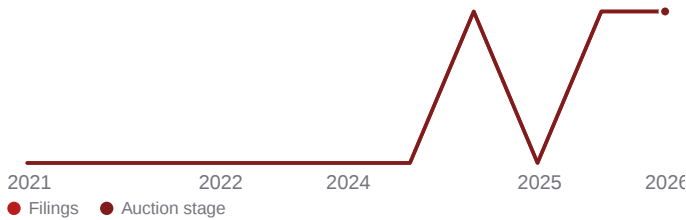
Sellers who sold at a gain

100%

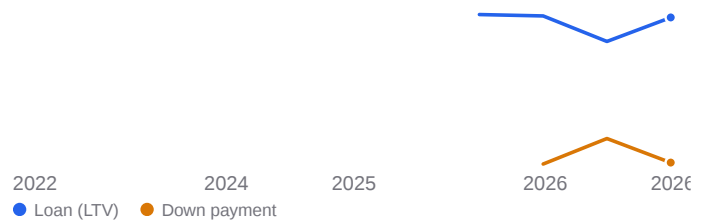
2022 2024 2025 2026 2026

Preforeclosure filings

Filings 2 · Auction stage 2



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



Typical hold before selling

0.1 yrs

2022 2024 2025 2026 2026

HOUSING STOCK

Homes	2,303
Median value (AVM)	\$226K
Median size	1,328 ft²
Median bedrooms	3
Median year built	1959
Single family	96%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	64%
Underwater (LTV 125% or more)	3.1%
Owner occupied	62%
Company owned	16%
Median loan-to-value	33%
Typical ownership tenure	16.4 yrs

COMMUNITY

Population	6,176
Density	62 / mi²
Median household income	\$76K
Average household income	\$82K
Crime index (US avg 100)	121
Air pollution index (US avg 100)	82
Earthquake index (US avg 100)	22
Homes occupied	90%
Bachelor's or higher	18%
Poverty rate	7.4%
Unemployment	1.1%
Average temp	54°F
Annual precip	40 in
Sunshine	61%

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.