

Pleasant Hill 64080

ZIP code · MO · Missouri > Cass County > Pleasant Hill

SELLER'S MARKET

\$406K

MEDIAN SALE PRICE

71

SALES (12 MO)

\$385K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 68 / 100

Buyer's market

Balanced

Seller's market

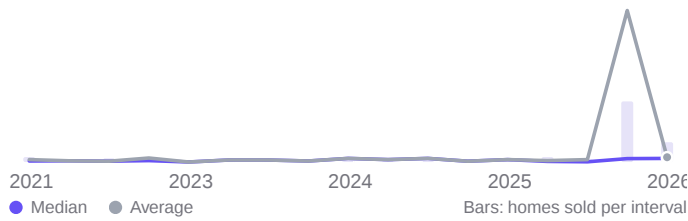
MARKET TRENDS (5 YEARS)

Sale prices

Median \$382K · Average \$492K

Growth (year over year)

Price +40.0% · Sales +816.7%

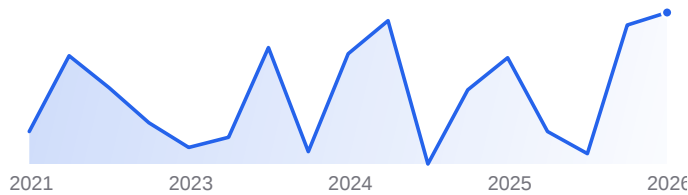


Price per square foot

\$219/ft²

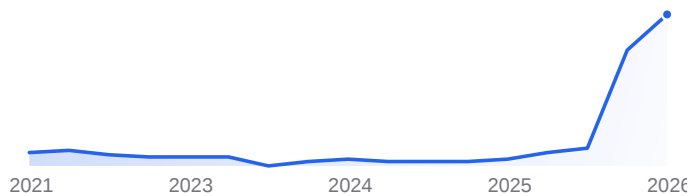
Sale premium vs estimated value

-2.4%



Annual turnover (share of homes sold)

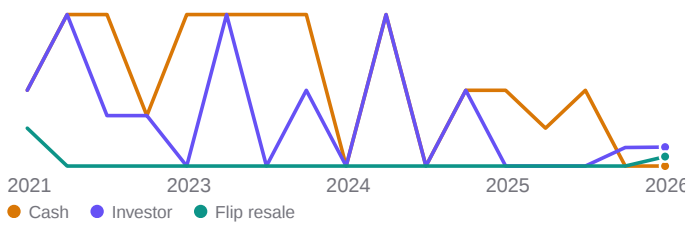
1.3%



BUYERS & OUTCOMES

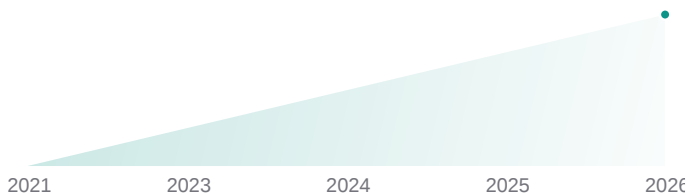
Buyer mix

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



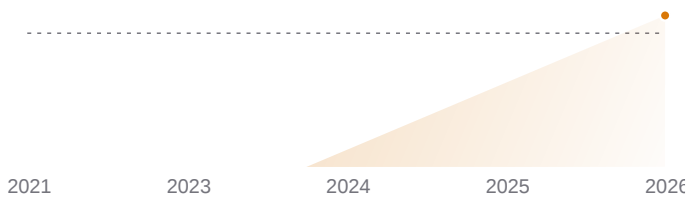
Sellers who sold at a gain

100%



Median annualized return at resale

+4.8%

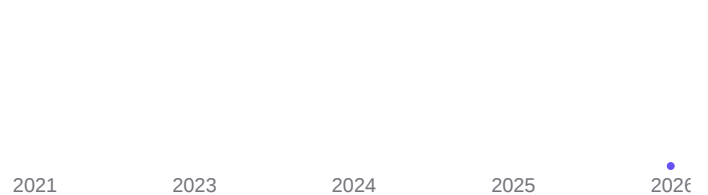


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



Typical hold before selling

0.3 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	5,305
Median value (AVM)	\$385K
Median size	1,576 ft²
Median bedrooms	3
Median year built	1995
Single family	86%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	56%
Underwater (LTV 125% or more)	2.1%
Owner occupied	81%
Company owned	21%
Median loan-to-value	45%
Typical ownership tenure	6.6 yrs

COMMUNITY

Population	17,357
Density	134 / mi²
Median household income	\$105K
Average household income	\$117K
Crime index (US avg 100)	91
Air pollution index (US avg 100)	93
Earthquake index (US avg 100)	22
Homes occupied	94%
Bachelor's or higher	18%
Poverty rate	4.8%
Unemployment	1.2%
Average temp	55°F
Annual precip	41 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.