

Smithville 64089

ZIP code · MO · Missouri > Clay County > Smithville

BALANCED MARKET

\$411K

MEDIAN SALE PRICE

77

SALES (12 MO)

\$390K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 46 / 100



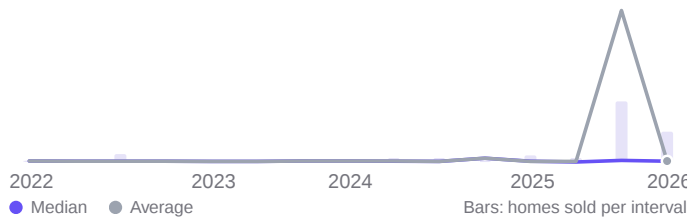
MARKET TRENDS (5 YEARS)

Sale prices

Median \$308K · Average \$326K

Growth (year over year)

Price -28.3% · Sales +25.0%

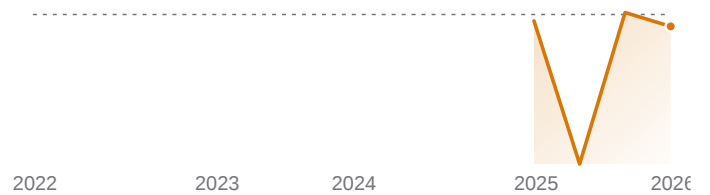
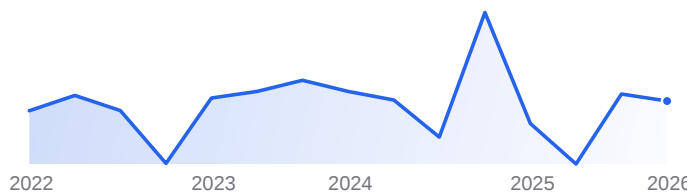


Price per square foot

\$223/ft²

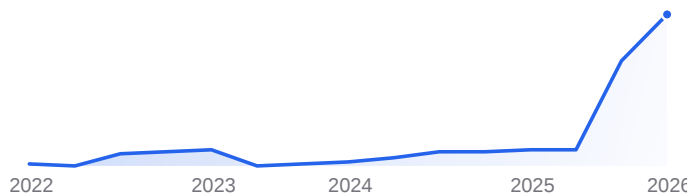
Sale premium vs estimated value

-4.1%



Annual turnover (share of homes sold)

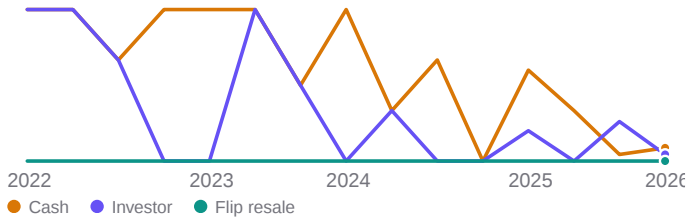
1.5%



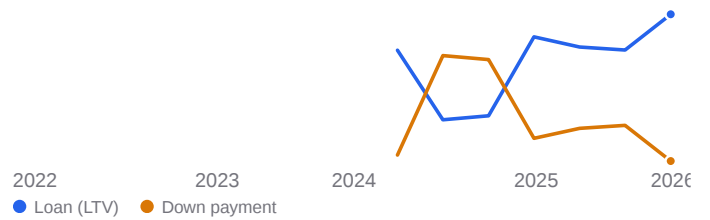
BUYERS & OUTCOMES

Buyer mix

Cash 8.7% · Investor 4.3% · Flip resale 0%

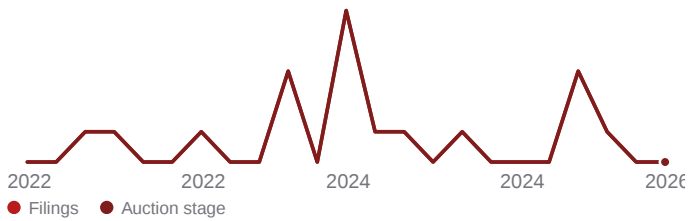


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	5,173
Median value (AVM)	\$390K
Median size	1,591 ft²
Median bedrooms	3
Median year built	1998
Single family	95%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	51%
Underwater (LTV 125% or more)	2.3%
Owner occupied	75%
Company owned	17%
Median loan-to-value	50%
Typical ownership tenure	8.8 yrs

COMMUNITY

Population	13,196
Density	186 / mi²
Median household income	\$104K

Average household income	\$115K
Crime index (US avg 100)	80
Air pollution index (US avg 100)	98
Earthquake index (US avg 100)	28
Homes occupied	96%
Bachelor's or higher	23%
Poverty rate	6.3%
Unemployment	1.1%
Average temp	53°F
Annual precip	39 in
Sunshine	60%

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.