

Saint Joseph 64506

ZIP code · MO · Missouri · Buchanan County

SELLER'S MARKET

\$276K

MEDIAN SALE PRICE

93

SALES (12 MO)

\$281K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 75 / 100

Buyer's market

Balanced

Seller's market

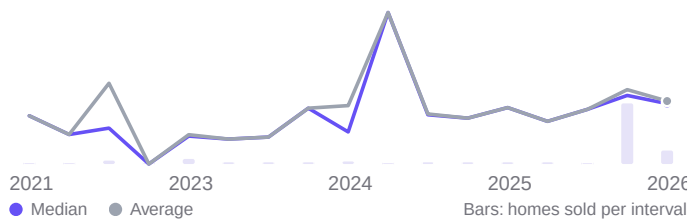
MARKET TRENDS (5 YEARS)

Sale prices

Median \$258K · Average \$268K

Growth (year over year)

Price +44.3% · Sales +862.5%



Price per square foot

\$178/ft²

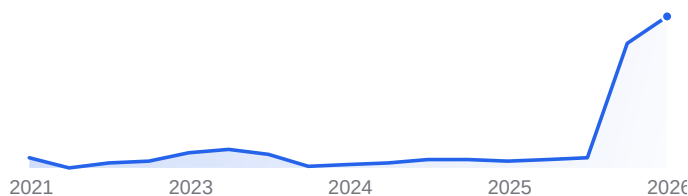
Sale premium vs estimated value

-16.2%



Annual turnover (share of homes sold)

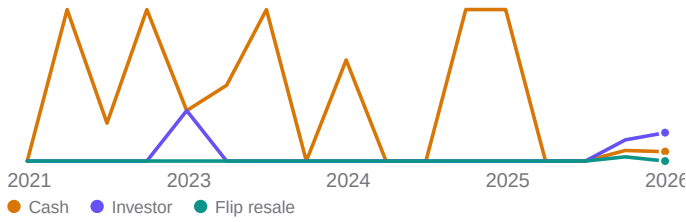
1.4%



BUYERS & OUTCOMES

Buyer mix

Cash 6.3% · Investor 19% · Flip resale 0%



Sellers who sold at a gain

100%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	6,847
Median value (AVM)	\$281K
Median size	1,464 ft²
Median bedrooms	3
Median year built	1976
Single family	86%
Condos	1.9%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	55%
Underwater (LTV 125% or more)	1.8%
Owner occupied	78%
Company owned	21%
Median loan-to-value	46%

Typical ownership tenure

10.2 yrs

COMMUNITY

Population	19,927
Density	1,944 / mi²
Median household income	\$70K
Average household income	\$89K
Crime index (US avg 100)	77
Air pollution index (US avg 100)	130
Earthquake index (US avg 100)	25
Homes occupied	93%
Bachelor's or higher	28%
Poverty rate	13.4%
Unemployment	1.0%
Average temp	53°F
Annual precip	37 in
Sunshine	56%

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.