

El Dorado Springs 64744

ZIP code · MO · Missouri > Cedar County > El Dorado Springs

SELLER'S MARKET

\$169K

MEDIAN SALE PRICE

33

SALES (12 MO)

\$183K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 78 / 100

Buyer's market

Balanced

Seller's market

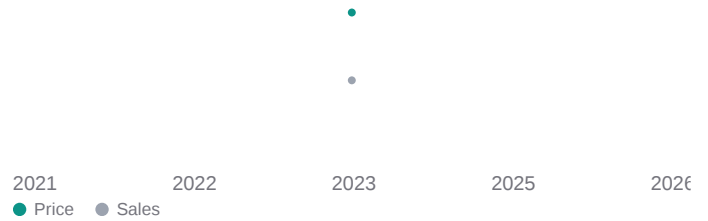
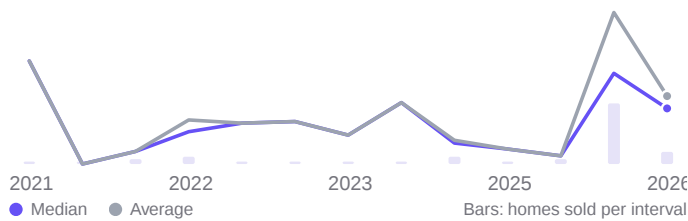
MARKET TRENDS (5 YEARS)

Sale prices

Median \$121K · Average \$143K

Growth (year over year)

Price +90.5% · Sales +50.0%

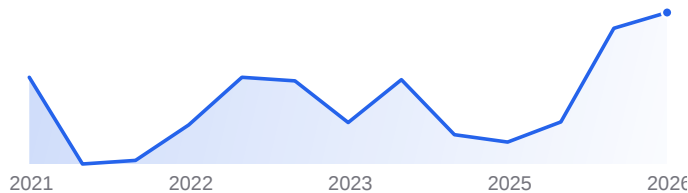


Price per square foot

\$149/ft²

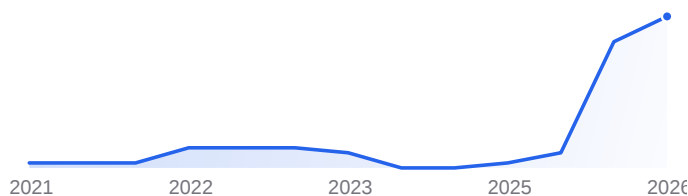
Sale premium vs estimated value

+4.2%



Annual turnover (share of homes sold)

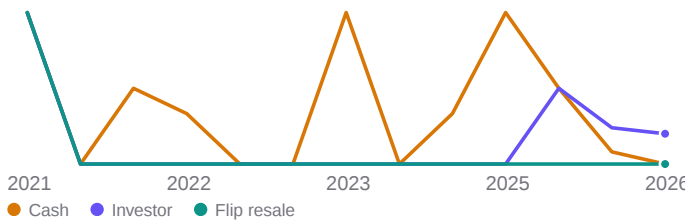
0.9%



BUYERS & OUTCOMES

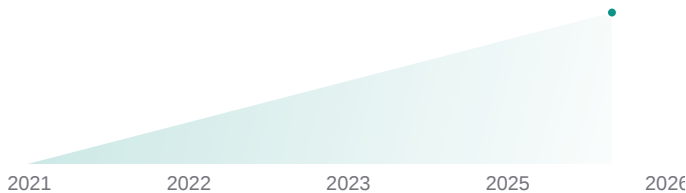
Buyer mix

Cash 0% · Investor 20% · Flip resale 0%

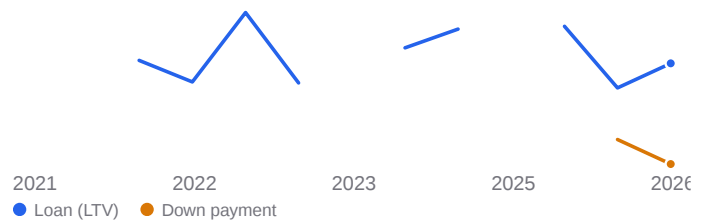


Sellers who sold at a gain

100%

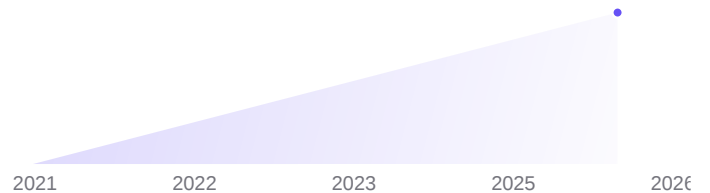


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



Typical hold before selling

2.9 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	3,876
Median value (AVM)	\$183K
Median size	1,304 ft²
Median bedrooms	3
Median year built	1974
Single family	77%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	75%
Underwater (LTV 125% or more)	2.9%
Owner occupied	59%
Company owned	18%
Median loan-to-value	19%
Typical ownership tenure	7.4 yrs

COMMUNITY

Population	8,323
Density	33 / mi²
Median household income	\$44K
Average household income	\$56K
Crime index (US avg 100)	115
Air pollution index (US avg 100)	129
Earthquake index (US avg 100)	28
Homes occupied	86%
Bachelor's or higher	8%
Poverty rate	21.2%
Unemployment	1.0%
Average temp	56°F
Annual precip	44 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.