

Rich Hill 64779

ZIP code · MO · Missouri > Bates County > Rich Hill

\$140K

MEDIAN SALE PRICE

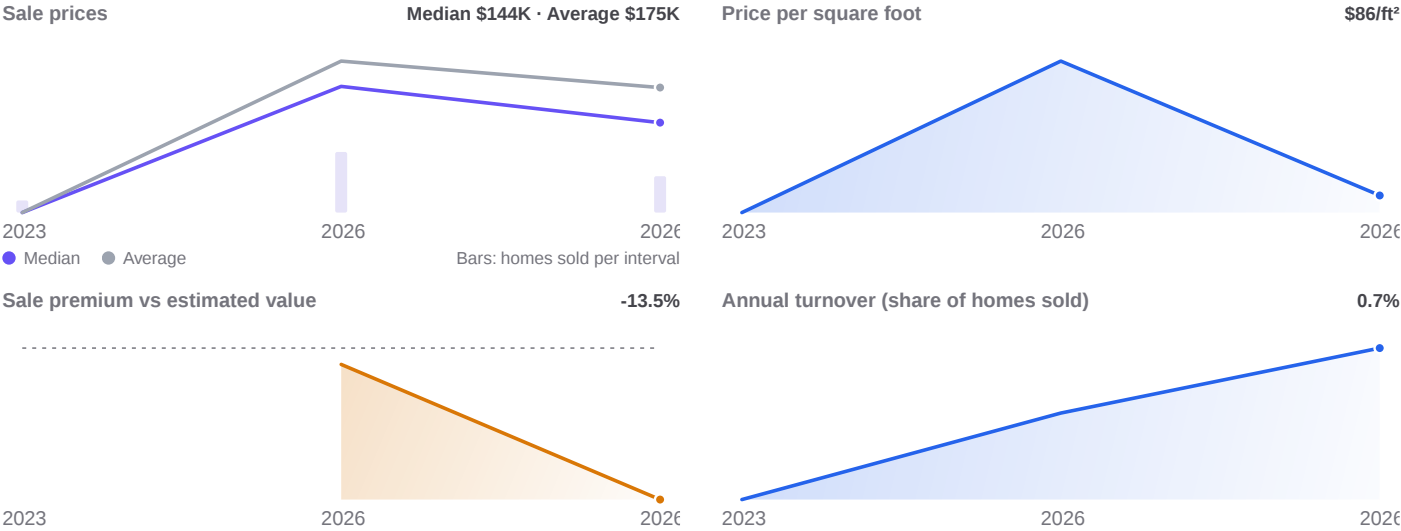
8

SALES (12 MO)

\$163K

MEDIAN VALUE (AVM)

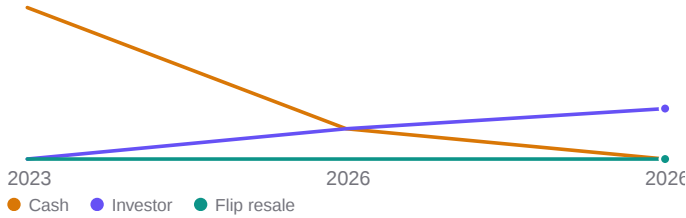
MARKET TRENDS (5 YEARS)



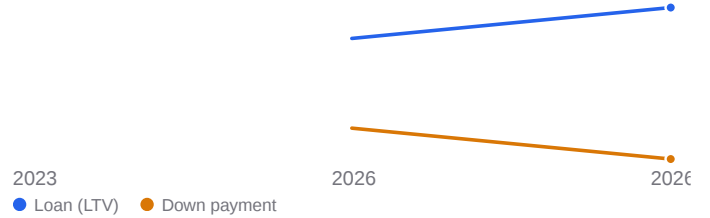
BUYERS & OUTCOMES

Buyer mix

Cash 0% · Investor 33% · 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	1,134
Median value (AVM)	\$163K
Median size	1,288 ft²
Median bedrooms	3
Median year built	1973
Single family	75%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	74%
Underwater (LTV 125% or more)	4.2%
Owner occupied	59%
Company owned	14%
Median loan-to-value	18%
Typical ownership tenure	7.6 yrs

COMMUNITY

Population	2,082
Density	17 / mi²
Median household income	\$50K

Average household income	\$61K
Crime index (US avg 100)	132
Air pollution index (US avg 100)	113
Earthquake index (US avg 100)	26
Homes occupied	86%
Bachelor's or higher	6%
Poverty rate	22.2%
Unemployment	1.1%
Average temp	56°F
Annual precip	44 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.