

Neosho 64850

ZIP code · MO · Missouri > Newton County > Neosho

SELLER'S MARKET

\$211K

MEDIAN SALE PRICE

+85.3%

1-YR CHANGE

122

SALES (12 MO)

\$210K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 77 / 100

Buyer's market

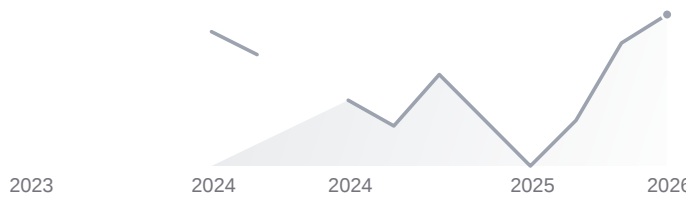
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

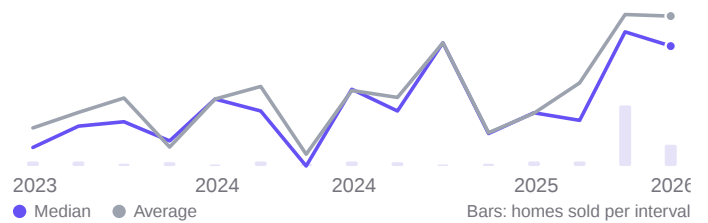
Market temperature (0–100)

77 / 100



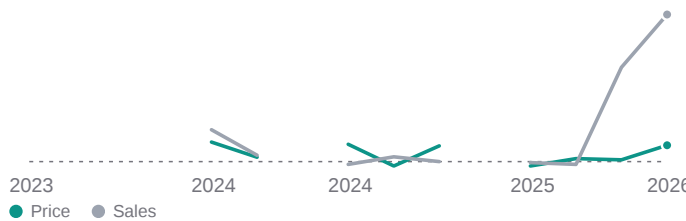
Sale prices

Median \$202K · Average \$240K



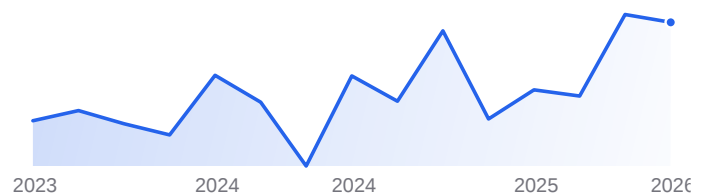
Growth (year over year)

Price +85.3% · Sales +771.4%



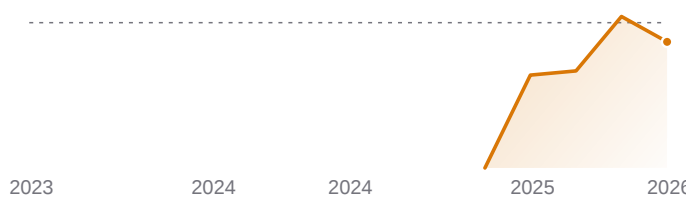
Price per square foot

\$152/ft²



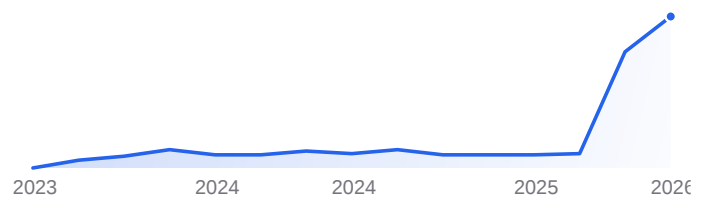
Sale premium vs estimated value

-4.0%



Annual turnover (share of homes sold)

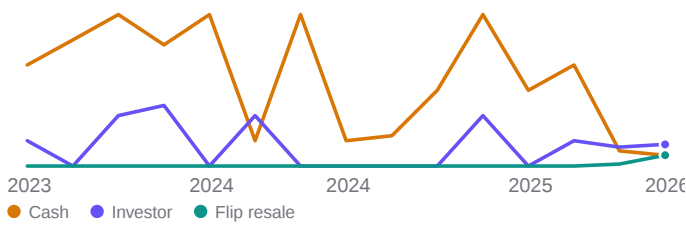
1.4%



BUYERS & OUTCOMES

Buyer mix

Cash 7.1% · Investor 14% · Flip resale 7.1%



Sellers who sold at a gain

100%

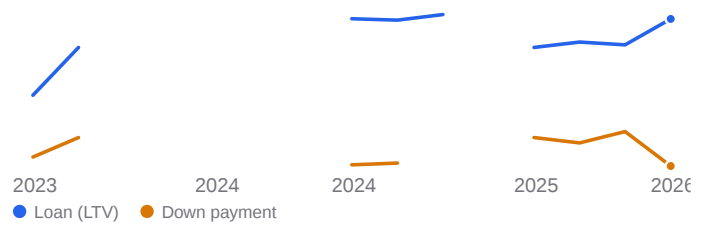
2023 2024 2024 2025 2026

Preforeclosure filings

Filings 3 · Auction stage 3



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



Typical hold before selling

0.1 yrs

2023 2024 2024 2025 2026

HOUSING STOCK

Homes	8,512
Median value (AVM)	\$210K
Median size	1,456 ft²
Median bedrooms	3
Median year built	1977
Single family	76%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	69%
Underwater (LTV 125% or more)	1.9%
Owner occupied	66%
Company owned	15%
Median loan-to-value	0%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	26,553
Density	132 / mi²
Median household income	\$58K
Average household income	\$72K
Crime index (US avg 100)	104
Air pollution index (US avg 100)	121
Earthquake index (US avg 100)	32
Homes occupied	91%
Bachelor's or higher	14%
Poverty rate	14.7%
Unemployment	1.1%
Average temp	57°F
Annual precip	46 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.