

Blackwater 65322

ZIP code · MO · Missouri › Cooper County › Blackwater

\$168K

MEDIAN SALE PRICE

2

SALES (12 MO)

\$299K

MEDIAN VALUE (AVM)

HOUSING STOCK

Homes	277
Median value (AVM)	\$299K
Median size	1,922 ft²
Median bedrooms	3
Median year built	1963
Single family	45%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	73%
Underwater (LTV 125% or more)	3.6%
Owner occupied	67%
Company owned	20%
Median loan-to-value	16%
Typical ownership tenure	8.9 yrs

COMMUNITY

Population	716
Density	12 / mi²
Median household income	\$79K
Average household income	\$90K
Crime index (US avg 100)	130
Air pollution index (US avg 100)	88
Earthquake index (US avg 100)	28
Homes occupied	92%
Bachelor's or higher	18%
Poverty rate	11.3%
Unemployment	1.0%
Average temp	54°F
Annual precip	40 in
Sunshine	56%

Market metrics are derived from recorded arms-length deeds through April 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.