

Edwards 65326

ZIP code · MO · Missouri > Benton County

\$263K

MEDIAN SALE PRICE

13

SALES (12 MO)

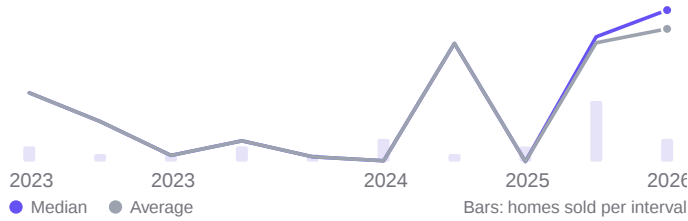
\$134K

MEDIAN VALUE (AVM)

MARKET TRENDS (5 YEARS)

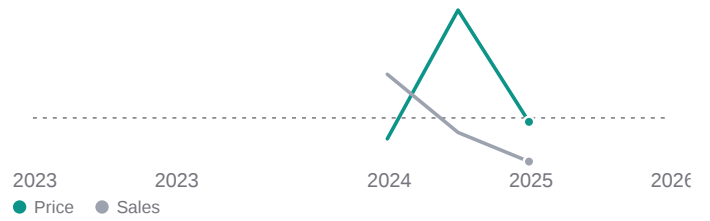
Sale prices

Median \$298K · Average \$265K



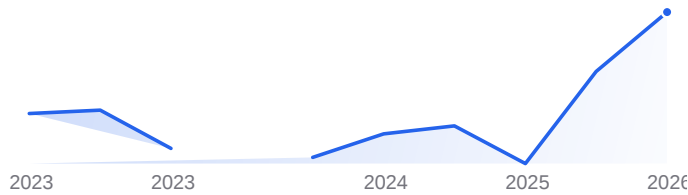
Growth (year over year)

Price -4.5% · Sales -50.0%



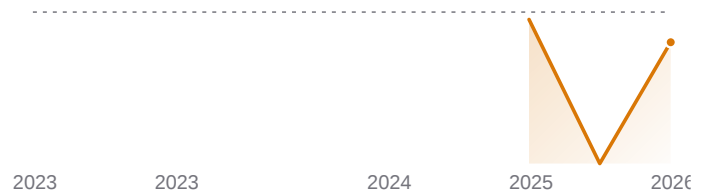
Price per square foot

\$255/ft²



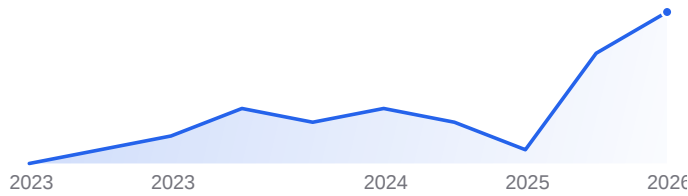
Sale premium vs estimated value

-8.6%



Annual turnover (share of homes sold)

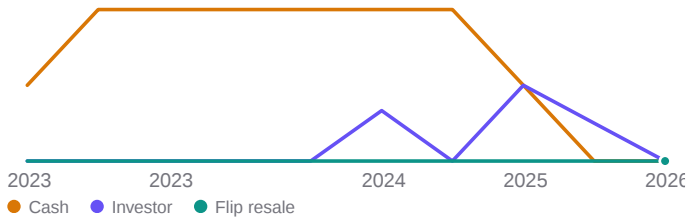
0.3%



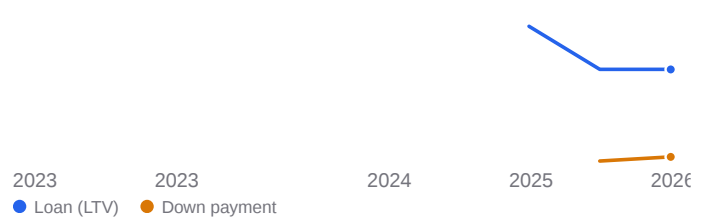
BUYERS & OUTCOMES

Buyer mix

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



Financing (share of purchase price) Loan (LTV) 75% · Down payment 25%



HOUSING STOCK

Homes	5,139
Median value (AVM)	\$134K
Median size	960 ft²
Median bedrooms	2
Median year built	1972
Single family	43%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	81%
Underwater (LTV 125% or more)	3.7%
Owner occupied	15%
Company owned	20%
Median loan-to-value	0%
Typical ownership tenure	8.0 yrs

COMMUNITY

Population	2,222
Density	15 / mi²
Median household income	\$49K
Average household income	\$60K
Crime index (US avg 100)	121
Air pollution index (US avg 100)	104
Earthquake index (US avg 100)	35
Homes occupied	48%
Bachelor's or higher	5%

Poverty rate	18.1%
Unemployment	0.8%
Average temp	56°F
Annual precip	42 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.