

Birch Tree 65438

ZIP code · MO · Missouri > Shannon County > Birch Tree

\$141K

MEDIAN SALE PRICE

28

SALES (12 MO)

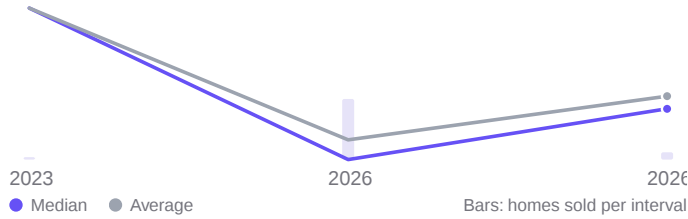
\$208K

MEDIAN VALUE (AVM)

MARKET TRENDS (5 YEARS)

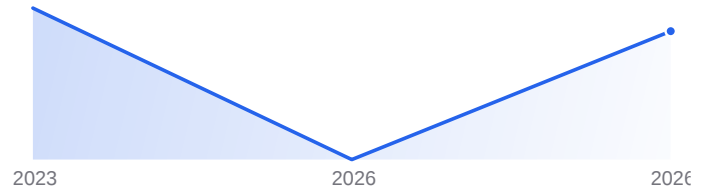
Sale prices

Median \$142K · Average \$154K



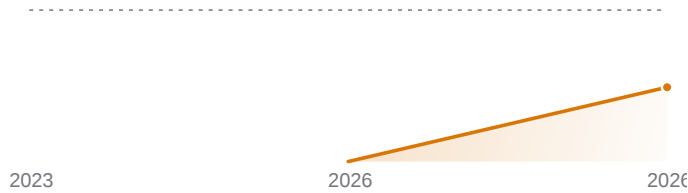
Price per square foot

\$109/ft²



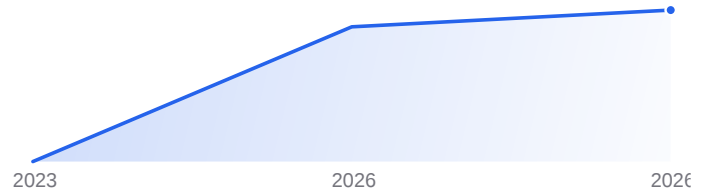
Sale premium vs estimated value

-18.0%



Annual turnover (share of homes sold)

2.2%

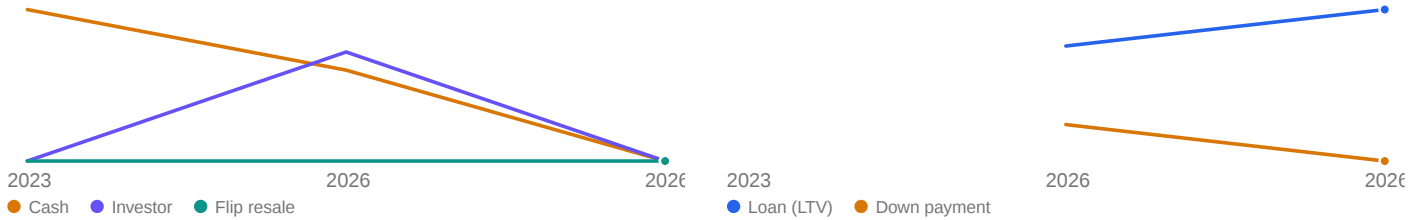


BUYERS & OUTCOMES

Buyer mix

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

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



HOUSING STOCK

Homes	1,302
Median value (AVM)	\$208K
Median size	1,199 ft²
Median bedrooms	3
Median year built	1979
Single family	86%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	77%
Underwater (LTV 125% or more)	5.1%
Owner occupied	57%
Company owned	12%
Median loan-to-value	16%
Typical ownership tenure	8.3 yrs

COMMUNITY

Population	1,576
Density	8 / mi²
Median household income	\$47K
Average household income	\$59K
Crime index (US avg 100)	127
Air pollution index (US avg 100)	133
Earthquake index (US avg 100)	117
Homes occupied	90%
Bachelor's or higher	5%

Poverty rate	10.4%
Unemployment	1.4%
Average temp	56°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.