

Fordland 65652

ZIP code · MO · Missouri > Webster County > Fordland

SELLER'S MARKET

\$277K

MEDIAN SALE PRICE

+85.7%

1-YR CHANGE

29

SALES (12 MO)

\$259K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 64 / 100

Buyer's market

Balanced

Seller's market

MARKET TRENDS (5 YEARS)

Market temperature (0–100)

64 / 100

Sale prices

Median \$268K · Average \$260K

2023 2024 2025 2025 2026

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Growth (year over year)

Price +85.7% · Sales +480.0%

Price per square foot

\$150/ft²

2023 2024 2025 2025 2026

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Sale premium vs estimated value

-21.3%

Annual turnover (share of homes sold)

1.9%

2023 2024 2025 2025 2026

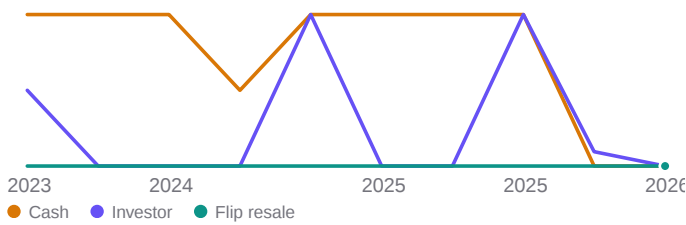
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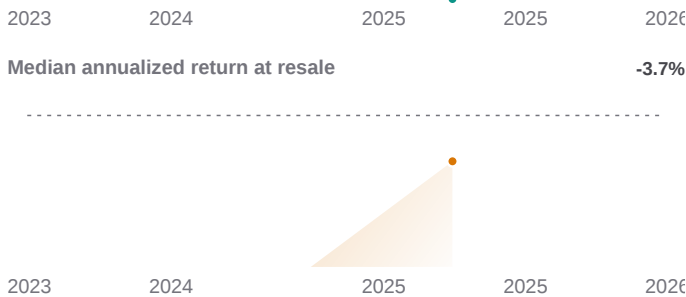
BUYERS & OUTCOMES

Buyer mix



Sellers who sold at a gain

0%



Median annualized return at resale

-3.7%

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



Typical hold before selling

8.5 yrs

Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,495
Median value (AVM)	\$259K
Median size	1,352 ft²
Median bedrooms	3
Median year built	1994
Single family	76%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	93%
Underwater (LTV 125% or more)	0.7%
Owner occupied	59%
Company owned	14%
Median loan-to-value	0%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	4,452
Density	58 / mi²
Median household income	\$63K
Average household income	\$82K
Crime index (US avg 100)	104
Air pollution index (US avg 100)	120
Earthquake index (US avg 100)	48
Homes occupied	92%
Bachelor's or higher	8%
Poverty rate	12.5%
Unemployment	0.8%
Average temp	55°F
Annual precip	45 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.