

Macks Creek 65786

ZIP code · MO · Missouri > Camden County > Macks Creek

\$225K

MEDIAN SALE PRICE

7

SALES (12 MO)

\$188K

MEDIAN VALUE (AVM)

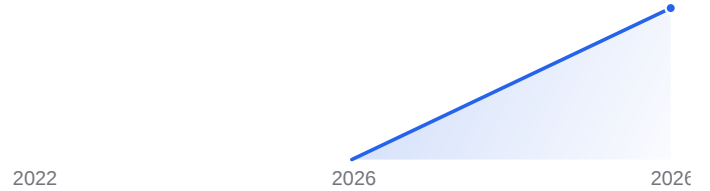
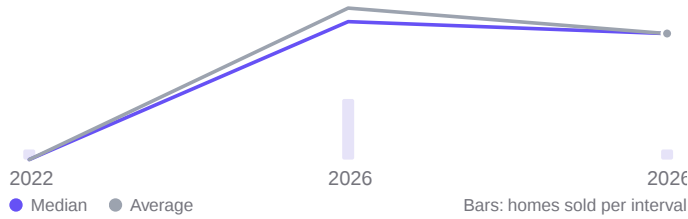
MARKET TRENDS (5 YEARS)

Sale prices

Median \$289K · Average \$289K

Price per square foot

\$309/ft²

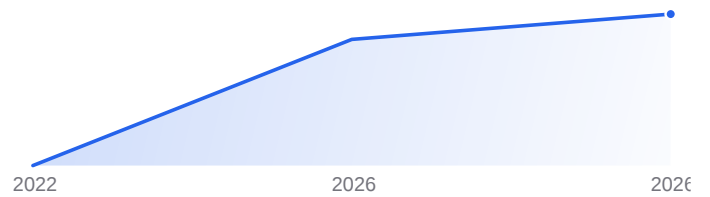
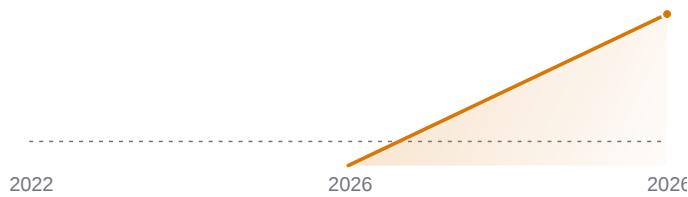


Sale premium vs estimated value

+11.2%

Annual turnover (share of homes sold)

0.5%

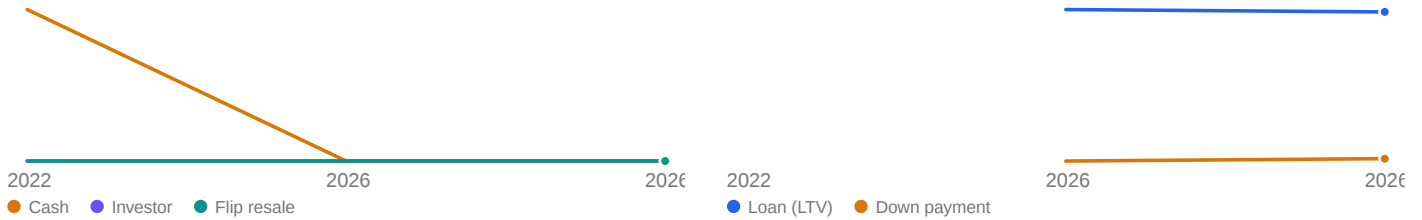


BUYERS & OUTCOMES

Buyer mix

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

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



HOUSING STOCK

Homes	1,314
Median value (AVM)	\$188K
Median size	1,342 ft²
Median bedrooms	3
Median year built	1984
Single family	45%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	75%
Underwater (LTV 125% or more)	4.2%
Owner occupied	48%
Company owned	13%
Median loan-to-value	0%
Typical ownership tenure	4.2 yrs

COMMUNITY

Population	2,740
Density	21 / mi²
Median household income	\$57K
Average household income	\$69K
Crime index (US avg 100)	87
Air pollution index (US avg 100)	104
Earthquake index (US avg 100)	34
Homes occupied	78%
Bachelor's or higher	9%

Poverty rate	10.8%
Unemployment	1.1%
Average temp	56°F
Annual precip	42 in
Sunshine	57%

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.