

Grain Valley 64029

ZIP code · MO · Missouri > Jackson County > Grain Valley

SELLER'S MARKET

\$375K

MEDIAN SALE PRICE

+26.6%

1-YR CHANGE

103

SALES (12 MO)

\$347K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 60 / 100



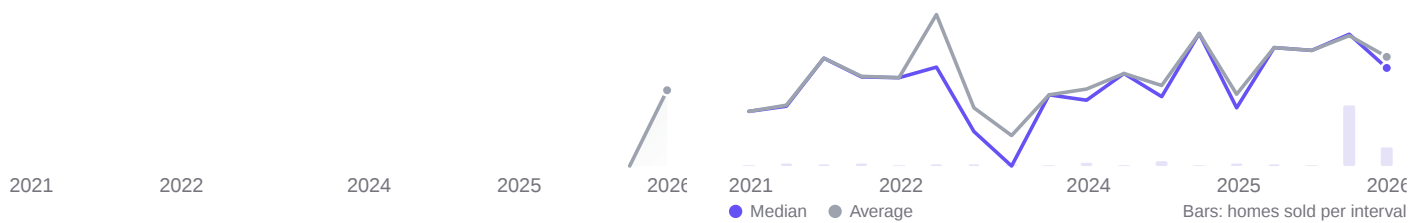
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

60 / 100

Sale prices

Median \$303K · Average \$329K

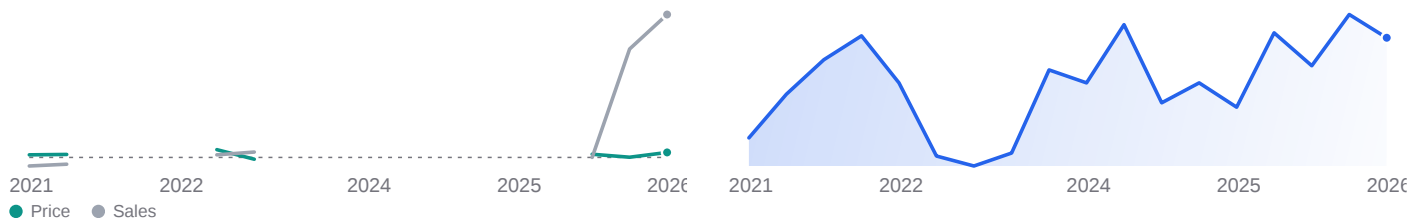


Growth (year over year)

Price +26.6% · Sales +758.3%

Price per square foot

\$220/ft²

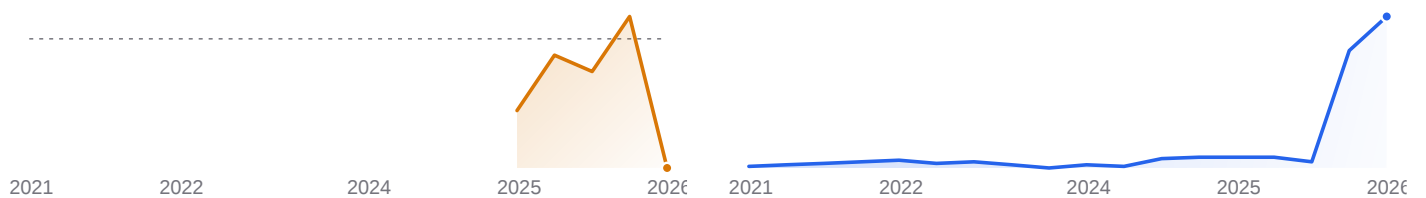


Sale premium vs estimated value

-7.1%

Annual turnover (share of homes sold)

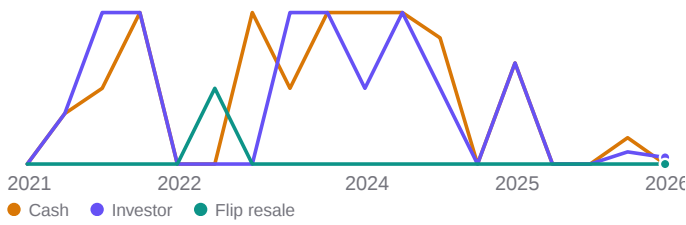
1.4%



BUYERS & OUTCOMES

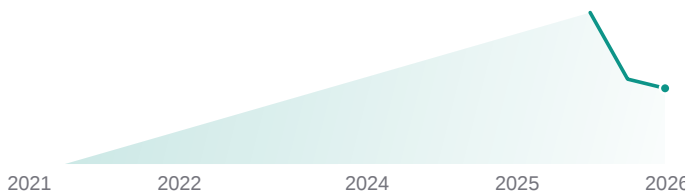
Buyer mix

Cash 0% · Investor 4.3% · Flip resale 0%



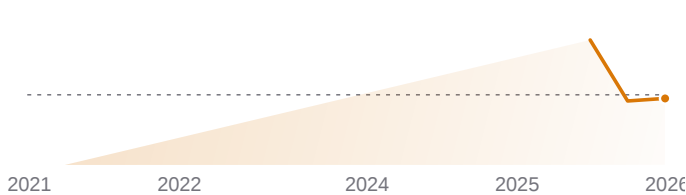
Sellers who sold at a gain

50%

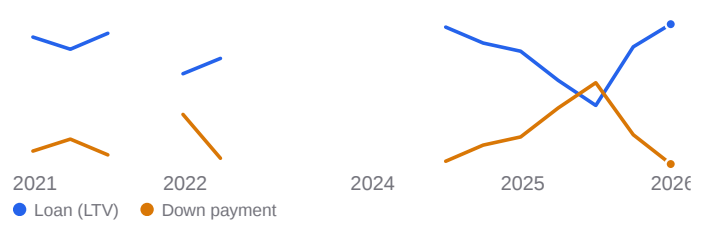


Median annualized return at resale

-0.6%

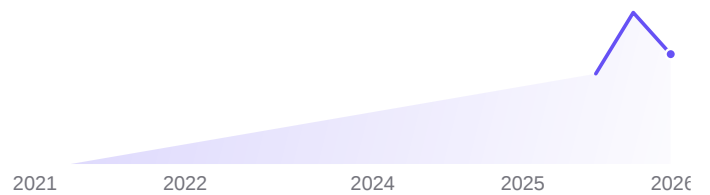


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



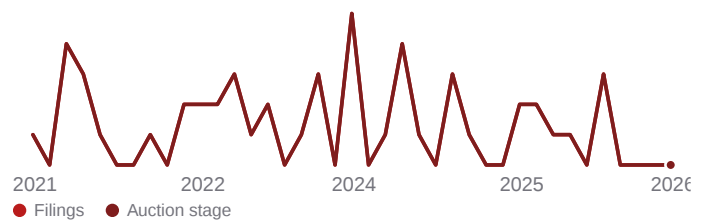
Typical hold before selling

11.0 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	7,250
Median value (AVM)	\$347K
Median size	1,528 ft²
Median bedrooms	3
Median year built	2003
Single family	84%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	45%
Underwater (LTV 125% or more)	1.8%
Owner occupied	80%
Company owned	19%
Median loan-to-value	53%
Typical ownership tenure	8.6 yrs

COMMUNITY

Population	20,957
Density	747 / mi²
Median household income	\$93K
Average household income	\$116K
Crime index (US avg 100)	57
Air pollution index (US avg 100)	84
Earthquake index (US avg 100)	27
Homes occupied	97%
Bachelor's or higher	20%
Poverty rate	7.5%
Unemployment	1.4%
Average temp	54°F
Annual precip	41 in
Sunshine	61%

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.