

Lees Summit 64063

ZIP code · MO · Missouri > Jackson County

SELLER'S MARKET

\$321K

MEDIAN SALE PRICE

117

SALES (12 MO)

\$302K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 60 / 100



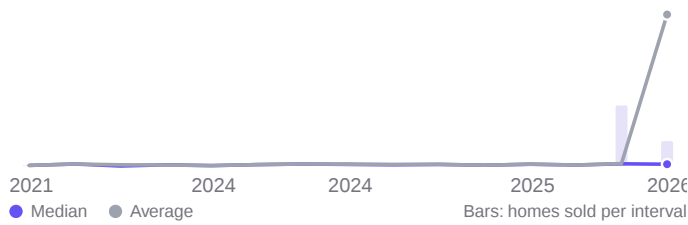
MARKET TRENDS (5 YEARS)

Sale prices

Median \$287K · Average \$19M

Growth (year over year)

Price +26.8% · Sales +672.7%



Price per square foot

\$205/ft²

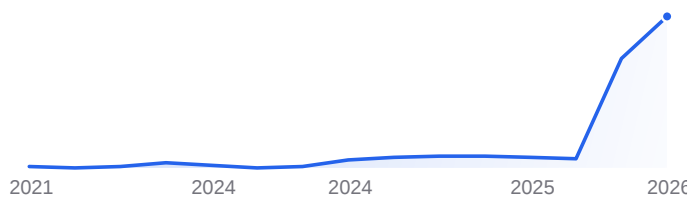
Sale premium vs estimated value

-6.2%



Annual turnover (share of homes sold)

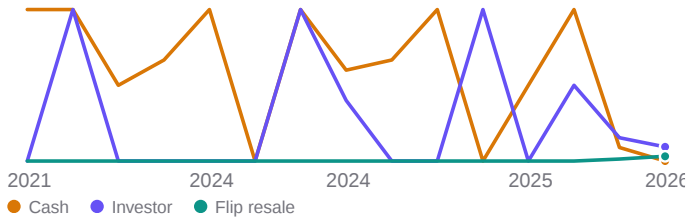
1.7%



BUYERS & OUTCOMES

Buyer mix

Cash 0% · Investor 9.4% · Flip resale 3.1%



Sellers who sold at a gain

50%

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

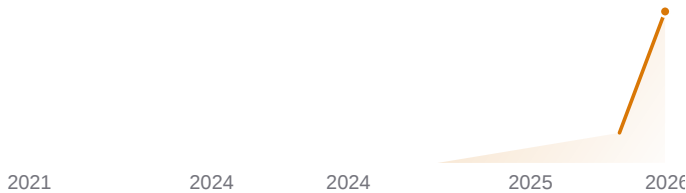


Typical hold before selling

0.1 yrs

Median annualized return at resale

+42.3%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	7,047
Median value (AVM)	\$302K
Median size	1,389 ft²
Median bedrooms	3
Median year built	1982
Single family	86%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	51%
Underwater (LTV 125% or more)	1.4%
Owner occupied	77%
Company owned	20%
Median loan-to-value	50%
Typical ownership tenure	9.9 yrs

COMMUNITY

Population	21,246
Density	2,895 / mi²
Median household income	\$85K
Average household income	\$101K
Crime index (US avg 100)	82
Air pollution index (US avg 100)	90
Earthquake index (US avg 100)	21
Homes occupied	97%
Bachelor's or higher	23%
Poverty rate	10.7%
Unemployment	1.4%
Average temp	55°F
Annual precip	42 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.