

Lees Summit 64064

ZIP code · MO · Missouri > Jackson County

\$450K

MEDIAN SALE PRICE

116

SALES (12 MO)

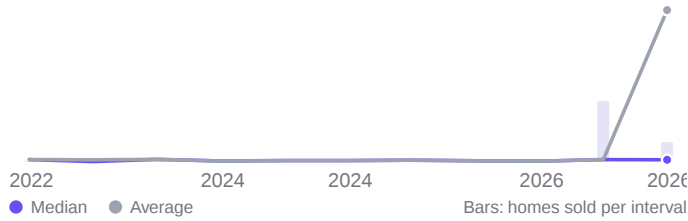
\$482K

MEDIAN VALUE (AVM)

MARKET TRENDS (5 YEARS)

Sale prices

Median \$420K · Average \$22M



Growth (year over year)

Price +19.7% · Sales -60.0%



Price per square foot

\$181/ft²



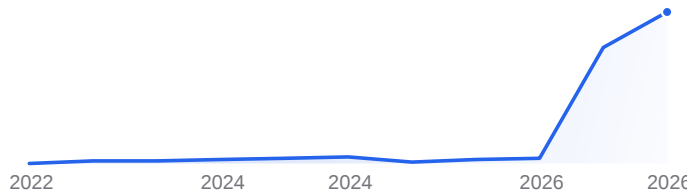
Sale premium vs estimated value

-14.2%



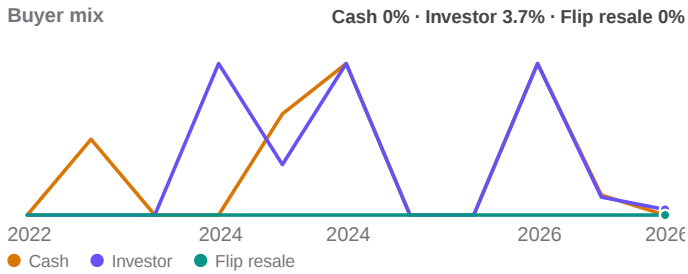
Annual turnover (share of homes sold)

1.6%



BUYERS & OUTCOMES

Buyer mix



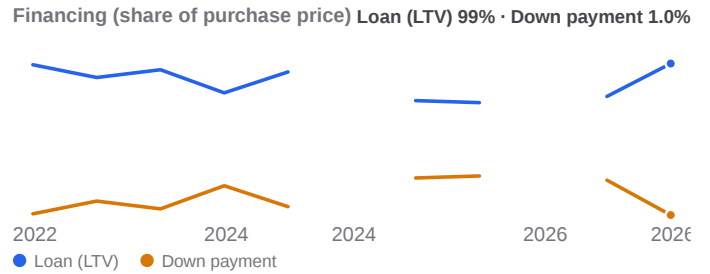
Sellers who sold at a gain



Median annualized return at resale



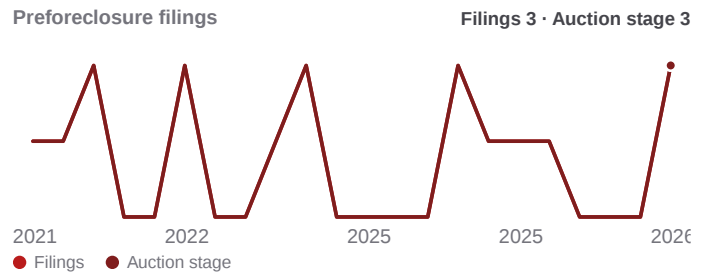
Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



Typical hold before selling



Preforeclosure filings



HOUSING STOCK

Homes	7,363
Median value (AVM)	\$482K
Median size	2,108 ft²
Median bedrooms	4
Median year built	1998
Single family	81%
Condos	1.1%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	47%
Underwater (LTV 125% or more)	1.9%
Owner occupied	89%
Company owned	19%
Median loan-to-value	53%

Typical ownership tenure

8.8 yrs

COMMUNITY

Population	18,657
Density	1,020 / mi²
Median household income	\$118K
Average household income	\$138K
Crime index (US avg 100)	27
Air pollution index (US avg 100)	82
Earthquake index (US avg 100)	23
Homes occupied	96%
Bachelor's or higher	32%
Poverty rate	6.8%
Unemployment	1.2%
Average temp	54°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.