

Lees Summit 64082

ZIP code · MO · Missouri > Jackson County

\$476K

MEDIAN SALE PRICE

104

SALES (12 MO)

\$450K

MEDIAN VALUE (AVM)

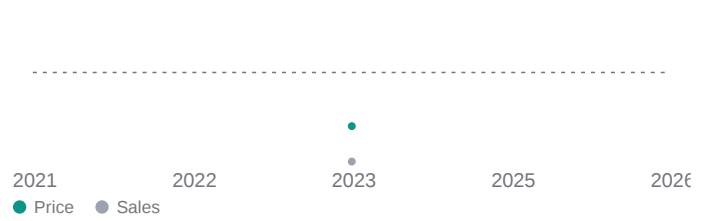
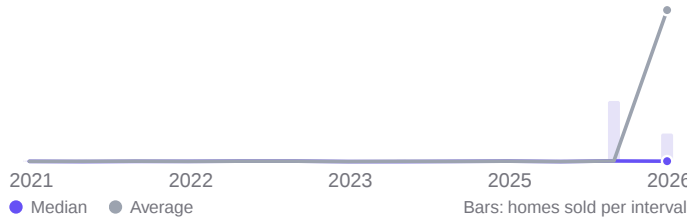
MARKET TRENDS (5 YEARS)

Sale prices

Median \$404K · Average \$76M

Growth (year over year)

Price -43.0% · Sales -71.4%

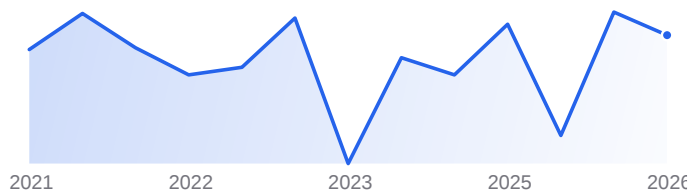


Price per square foot

\$199/ft²

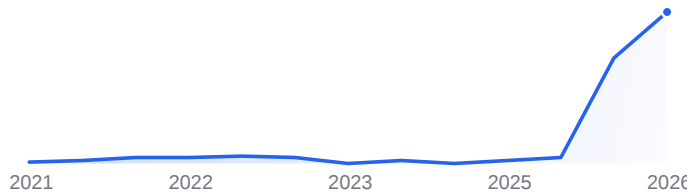
Sale premium vs estimated value

-4.1%



Annual turnover (share of homes sold)

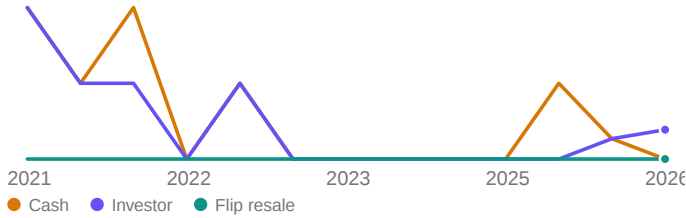
1.5%



BUYERS & OUTCOMES

Buyer mix

Cash 0% · Investor 19% · Flip resale 0%



Sellers who sold at a gain

100%

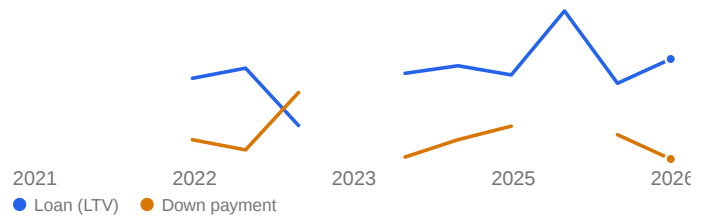


Median annualized return at resale

+5.9%

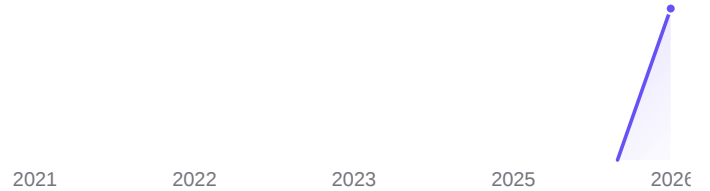


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



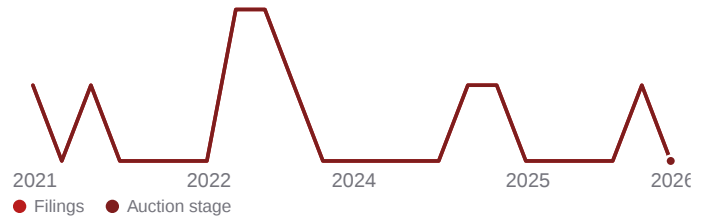
Typical hold before selling

20.2 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	6,929
Median value (AVM)	\$450K
Median size	2,034 ft²
Median bedrooms	4
Median year built	2005
Single family	89%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	39%
Underwater (LTV 125% or more)	1.8%
Owner occupied	92%
Company owned	15%
Median loan-to-value	59%
Typical ownership tenure	7.3 yrs

COMMUNITY

Population	16,146
Density	846 / mi²
Median household income	\$127K
Average household income	\$150K
Crime index (US avg 100)	20
Air pollution index (US avg 100)	89
Earthquake index (US avg 100)	27
Homes occupied	98%
Bachelor's or higher	34%
Poverty rate	2.4%
Unemployment	1.3%
Average temp	55°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.