

Raymore 64083

ZIP code · MO · Missouri > Cass County > Raymore

SELLER'S MARKET

\$377K

MEDIAN SALE PRICE

+60.5%

1-YR CHANGE

130

SALES (12 MO)

\$359K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 76 / 100

Buyer's market

Balanced

Seller's market

MARKET TRENDS (5 YEARS)

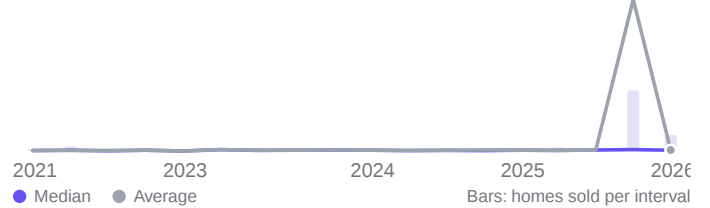
Market temperature (0–100)

76 / 100



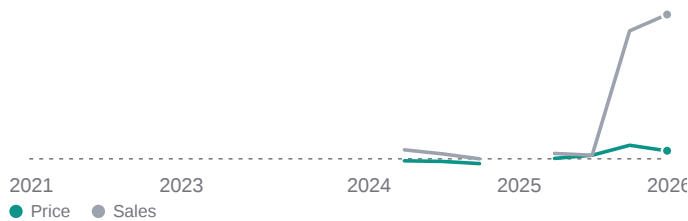
Sale prices

Median \$304K · Average \$319K



Growth (year over year)

Price +60.5% · Sales +1081.8%



Price per square foot

\$179/ft²



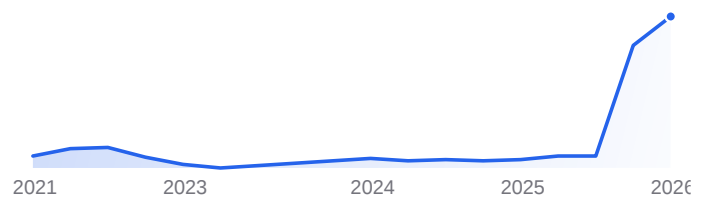
Sale premium vs estimated value

-14.5%



Annual turnover (share of homes sold)

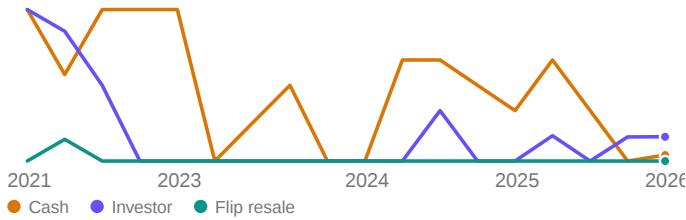
1.4%



BUYERS & OUTCOMES

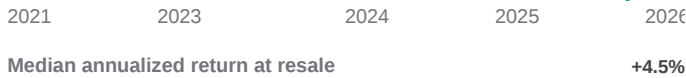
Buyer mix

Cash 4.0% · Investor 16% · Flip resale 0%

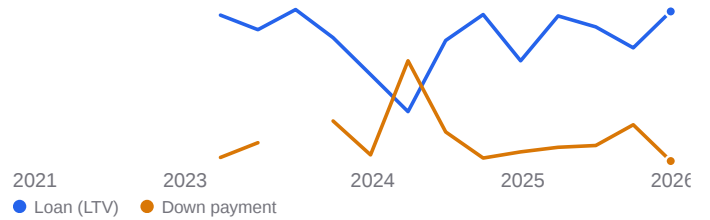


Sellers who sold at a gain

100%

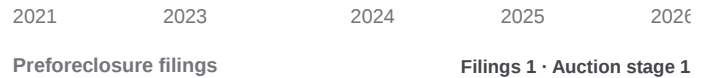


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



Typical hold before selling

18.5 yrs



HOUSING STOCK

Homes	9,364
Median value (AVM)	\$359K
Median size	1,576 ft²
Median bedrooms	3
Median year built	2001
Single family	98%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	51%
Underwater (LTV 125% or more)	1.6%
Owner occupied	83%
Company owned	25%
Median loan-to-value	50%
Typical ownership tenure	6.5 yrs

COMMUNITY

Population	25,469
Density	967 / mi²
Median household income	\$99K
Average household income	\$112K
Crime index (US avg 100)	85
Air pollution index (US avg 100)	100
Earthquake index (US avg 100)	28
Homes occupied	95%
Bachelor's or higher	24%
Poverty rate	5.1%
Unemployment	1.1%
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.