

Lees Summit 64086

ZIP code · MO · Missouri > Jackson County

SELLER'S MARKET

\$356K

MEDIAN SALE PRICE

140

SALES (12 MO)

\$368K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 77 / 100

Buyer's market

Balanced

Seller's market

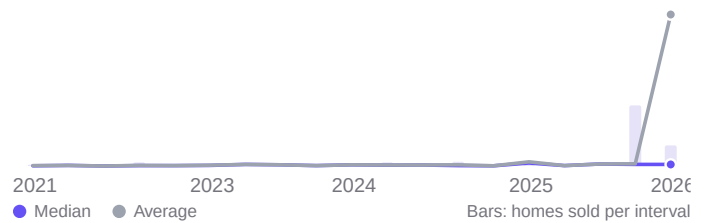
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

77 / 100

Sale prices

Median \$359K · Average \$18M

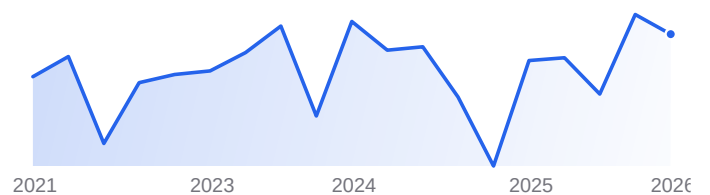
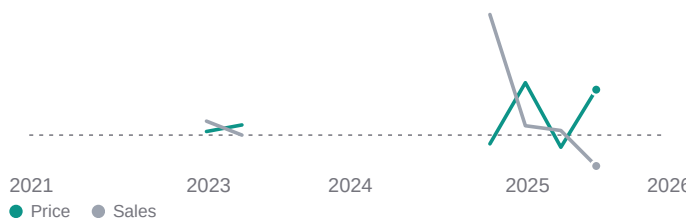


Growth (year over year)

Price +81.6% · Sales -55.6%

Price per square foot

\$228/ft²

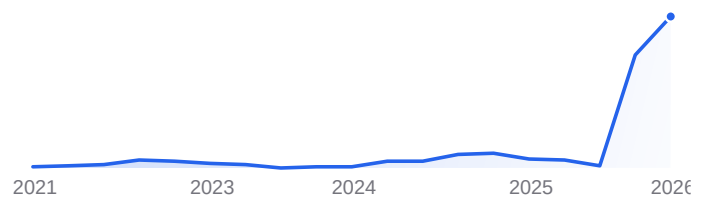


Sale premium vs estimated value

-5.0%

Annual turnover (share of homes sold)

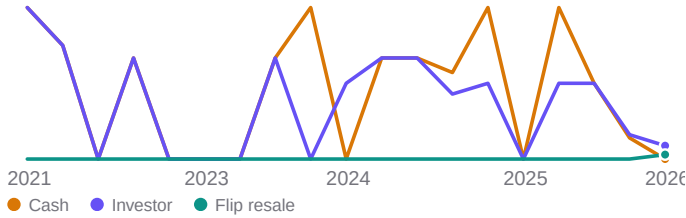
1.6%



BUYERS & OUTCOMES

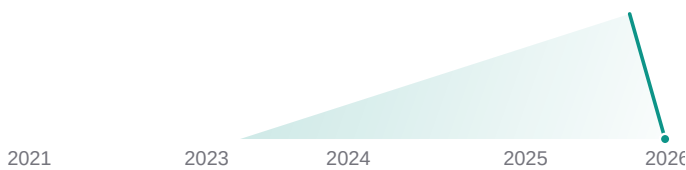
Buyer mix

Cash 0% · Investor 8.8% · Flip resale 2.9%



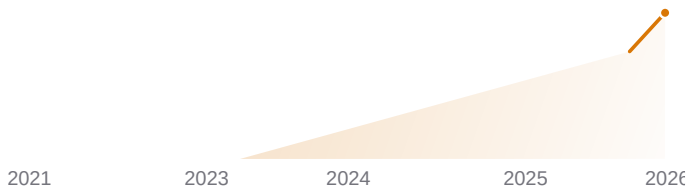
Sellers who sold at a gain

50%

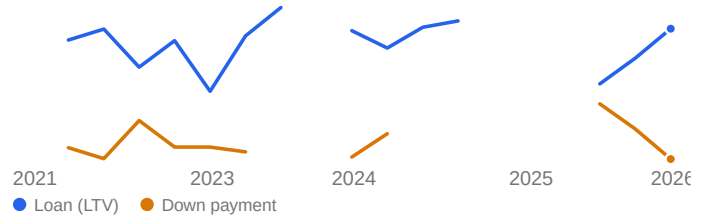


Median annualized return at resale

+10.8%

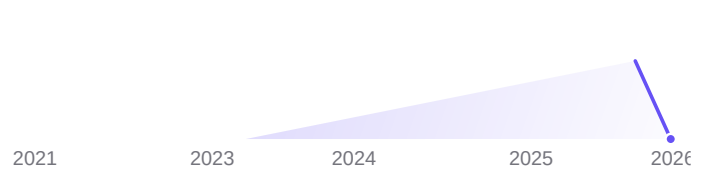


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



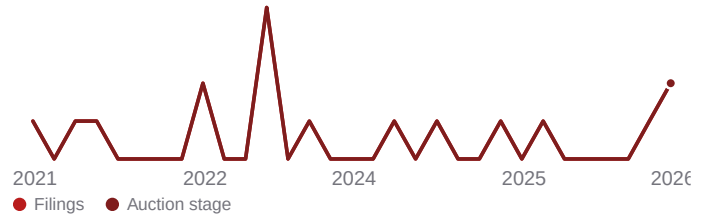
Typical hold before selling

0.1 yrs



Preforeclosure filings

Filings 3 · Auction stage 3



HOUSING STOCK

Homes	8,781
Median value (AVM)	\$368K
Median size	1,574 ft²
Median bedrooms	3
Median year built	1990
Single family	93%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	50%
Underwater (LTV 125% or more)	1.9%
Owner occupied	80%
Company owned	19%
Median loan-to-value	50%
Typical ownership tenure	9.8 yrs

COMMUNITY

Population	24,994
Density	652 / mi²
Median household income	\$107K
Average household income	\$130K
Crime index (US avg 100)	48
Air pollution index (US avg 100)	85
Earthquake index (US avg 100)	24
Homes occupied	93%
Bachelor's or higher	33%
Poverty rate	4.7%
Unemployment	1.4%
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.