

Kansas City 64133

ZIP code · MO · Missouri > Jackson County > Kansas City

SELLER'S MARKET

\$227K

MEDIAN SALE PRICE

+22.8%

1-YR CHANGE

224

SALES (12 MO)

\$197K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 66 / 100

Buyer's market

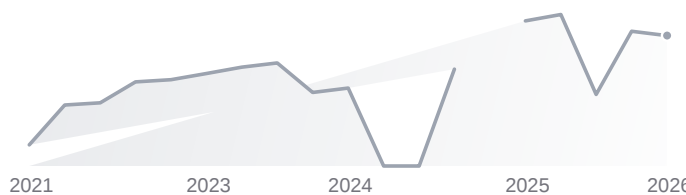
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

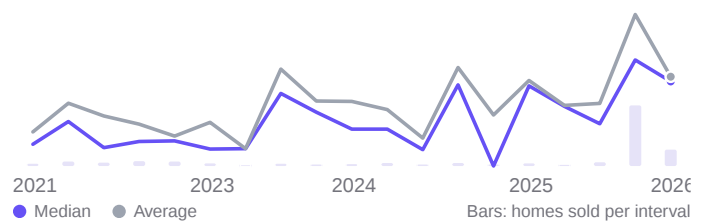
Market temperature (0–100)

66 / 100



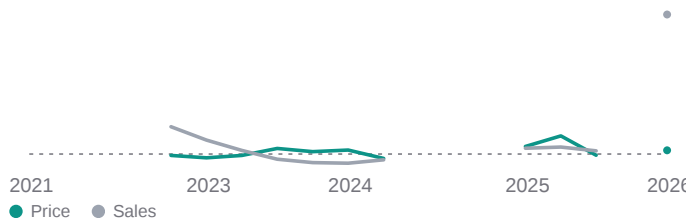
Sale prices

Median \$205K · Average \$211K



Growth (year over year)

Price +22.8% · Sales +873.9%



Price per square foot

\$155/ft²



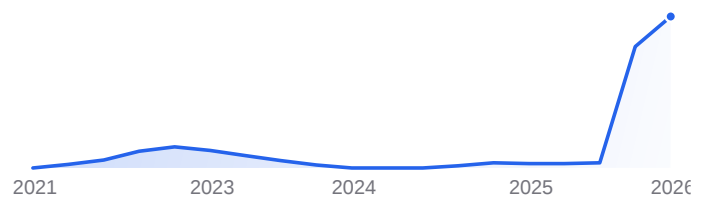
Sale premium vs estimated value

-1.1%



Annual turnover (share of homes sold)

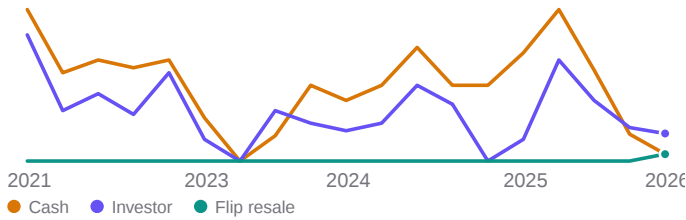
1.8%



BUYERS & OUTCOMES

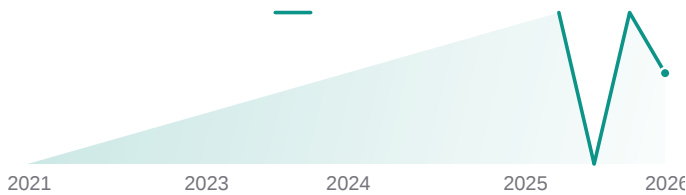
Buyer mix

Cash 4.5% · Investor 18% · Flip resale 4.5%



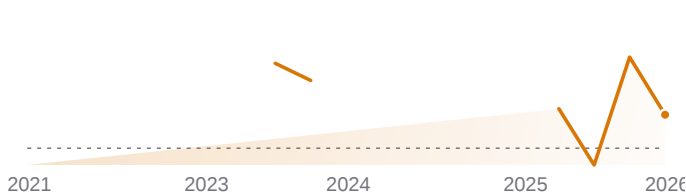
Sellers who sold at a gain

80%

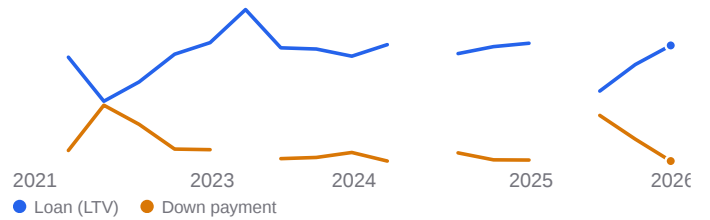


Median annualized return at resale

+6.0%

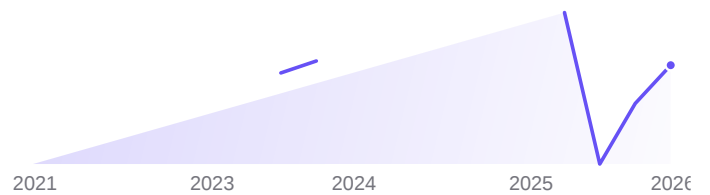


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



Typical hold before selling

9.1 yrs



Preforeclosure filings

Filings 7 · Auction stage 7



HOUSING STOCK

Homes	12,598
Median value (AVM)	\$197K
Median size	1,294 ft²
Median bedrooms	3
Median year built	1960
Single family	92%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	47%
Underwater (LTV 125% or more)	1.9%
Owner occupied	77%
Company owned	16%
Median loan-to-value	52%
Typical ownership tenure	9.5 yrs

COMMUNITY

Population	35,101
Density	2,064 / mi²
Median household income	\$69K
Average household income	\$81K
Crime index (US avg 100)	86
Air pollution index (US avg 100)	90
Earthquake index (US avg 100)	24
Homes occupied	93%
Bachelor's or higher	17%
Poverty rate	11.7%
Unemployment	1.2%
Average temp	54°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.