

Kansas City 64151

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

BUYER'S MARKET

\$360K

MEDIAN SALE PRICE

-25.2%

1-YR CHANGE

138

SALES (12 MO)

\$353K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 35 / 100



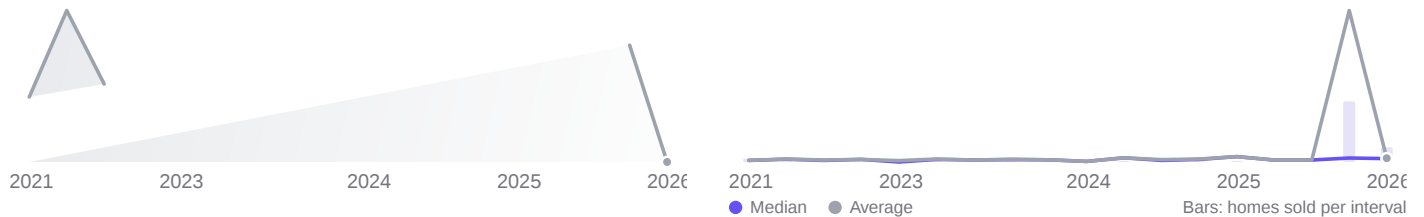
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

35 / 100

Sale prices

Median \$328K · Average \$361K

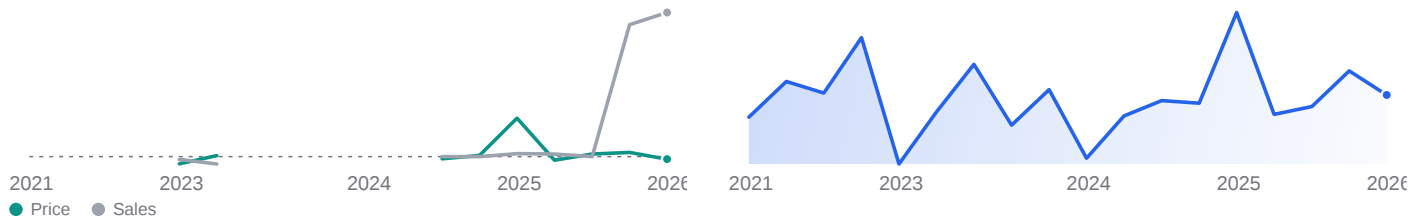


Growth (year over year)

Price -25.2% · Sales +1433.3%

Price per square foot

\$159/ft²

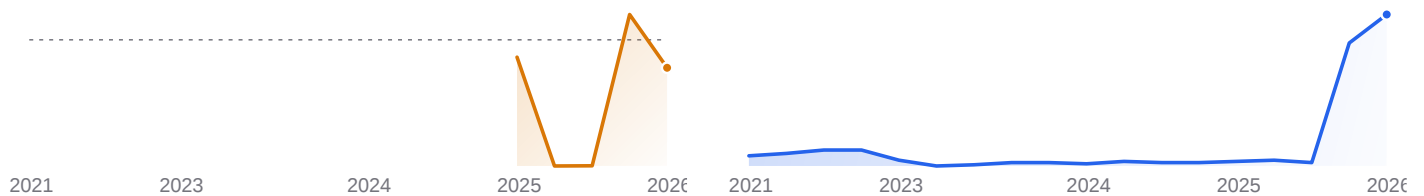


Sale premium vs estimated value

-4.1%

Annual turnover (share of homes sold)

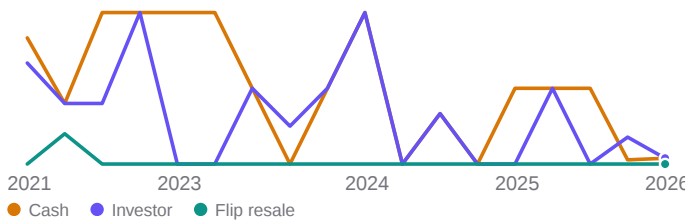
1.6%



BUYERS & OUTCOMES

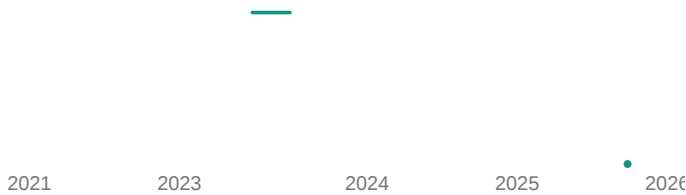
Buyer mix

Cash 3.8% · Investor 3.8% · Flip resale 0%



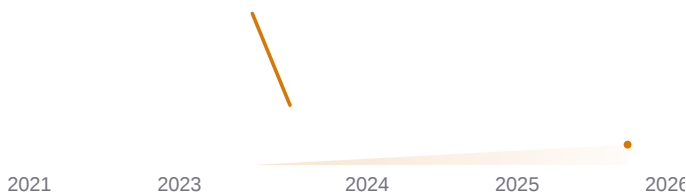
Sellers who sold at a gain

76%

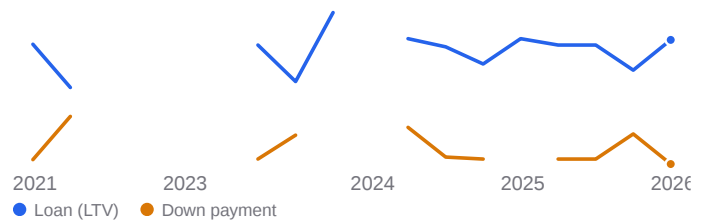


Median annualized return at resale

+3.5%

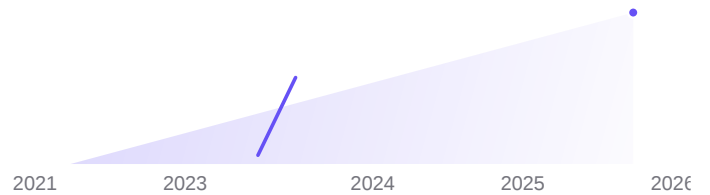


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



Typical hold before selling

11.3 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	8,565
Median value (AVM)	\$353K
Median size	1,645 ft²
Median bedrooms	3
Median year built	1986
Single family	87%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	51%
Underwater (LTV 125% or more)	1.6%
Owner occupied	84%
Company owned	19%
Median loan-to-value	50%
Typical ownership tenure	8.2 yrs

COMMUNITY

Population	31,745
Density	2,355 / mi²
Median household income	\$89K
Average household income	\$105K
Crime index (US avg 100)	115
Air pollution index (US avg 100)	95
Earthquake index (US avg 100)	22
Homes occupied	93%
Bachelor's or higher	28%
Poverty rate	8.0%
Unemployment	1.1%
Average temp	54°F
Annual precip	38 in
Sunshine	56%

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.