

Kansas City 64152

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

BALANCED MARKET

\$400K

MEDIAN SALE PRICE

187

SALES (12 MO)

\$424K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 40 / 100



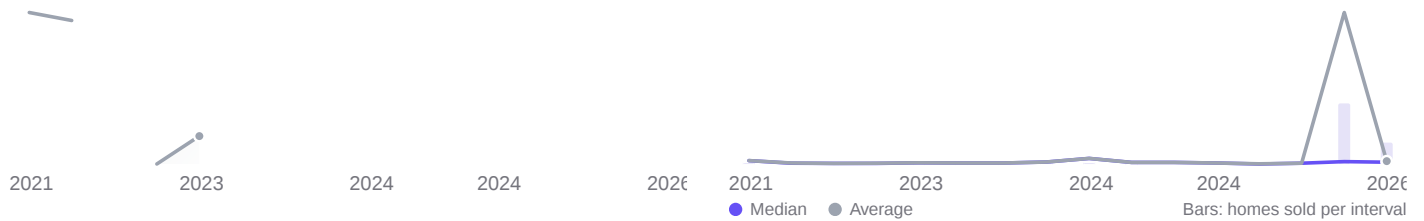
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

40 / 100

Sale prices

Median \$345K · Average \$474K

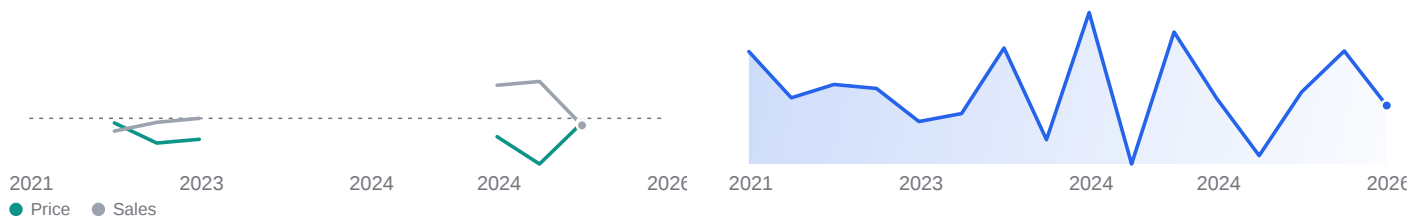


Growth (year over year)

Price -7.9% · Sales -12.5%

Price per square foot

\$156/ft²

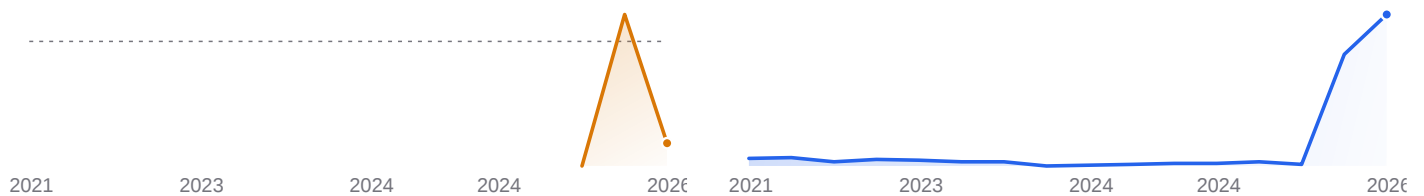


Sale premium vs estimated value

-11.7%

Annual turnover (share of homes sold)

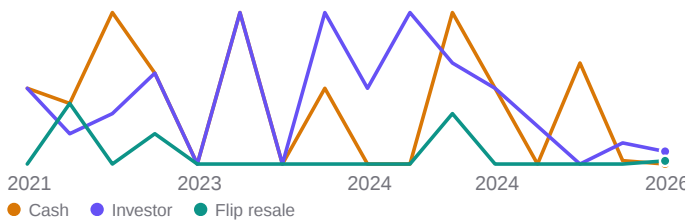
1.7%



BUYERS & OUTCOMES

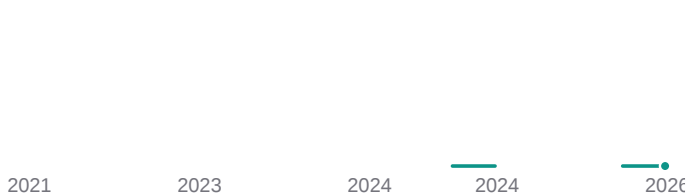
Buyer mix

Cash 0% · Investor 8.3% · Flip resale 2.1%



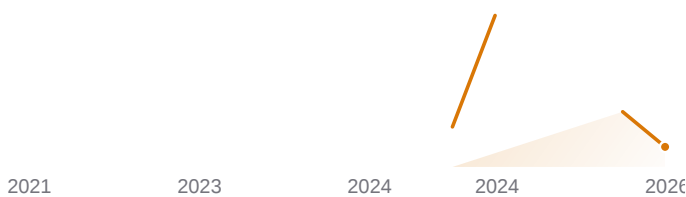
Sellers who sold at a gain

100%



Median annualized return at resale

+2.5%

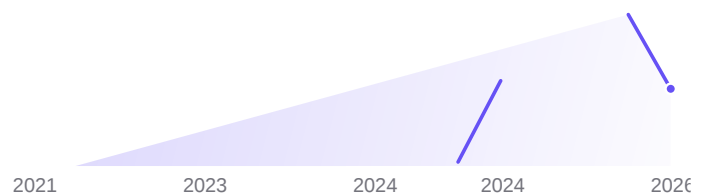


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



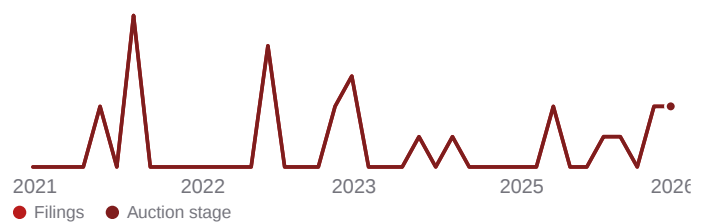
Typical hold before selling

5.0 yrs



Preforeclosure filings

Filings 3 · Auction stage 3



HOUSING STOCK

Homes	10,851
Median value (AVM)	\$424K
Median size	1,811 ft²
Median bedrooms	3
Median year built	1989
Single family	92%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	50%
Underwater (LTV 125% or more)	2.1%
Owner occupied	86%
Company owned	19%
Median loan-to-value	51%
Typical ownership tenure	7.8 yrs

COMMUNITY

Population	30,675
Density	935 / mi²
Median household income	\$115K
Average household income	\$154K
Crime index (US avg 100)	63
Air pollution index (US avg 100)	93
Earthquake index (US avg 100)	26
Homes occupied	96%
Bachelor's or higher	32%
Poverty rate	6.4%
Unemployment	1.1%
Average temp	54°F
Annual precip	39 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.