

Kansas City 64155

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

SELLER'S MARKET

\$353K

MEDIAN SALE PRICE

139

SALES (12 MO)

\$338K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 69 / 100

Buyer's market

Balanced

Seller's market

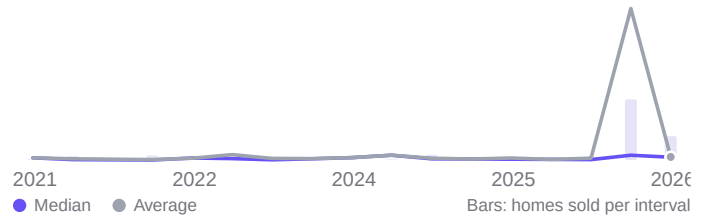
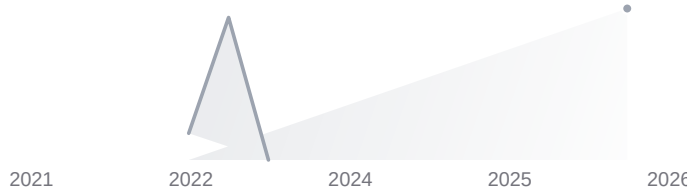
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

69 / 100

Sale prices

Median \$305K · Average \$314K

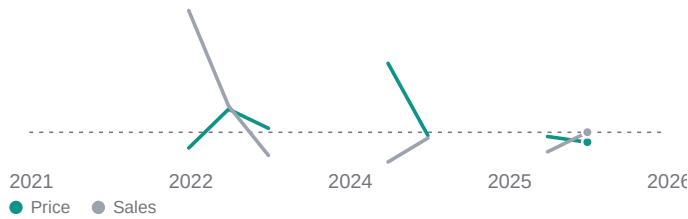


Growth (year over year)

Price -15.2% · Sales +0.0%

Price per square foot

\$203/ft²

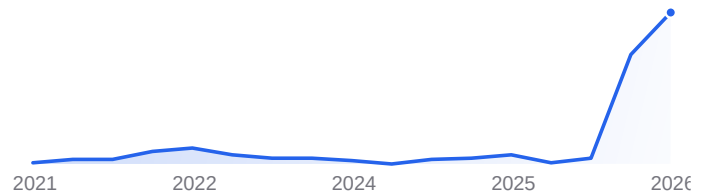


Sale premium vs estimated value

-4.5%

Annual turnover (share of homes sold)

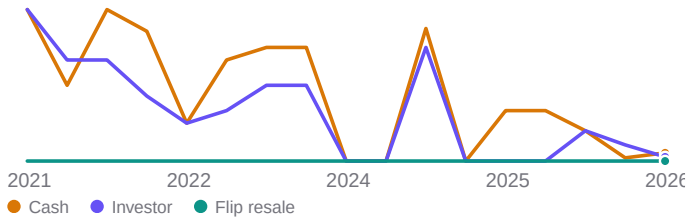
1.5%



BUYERS & OUTCOMES

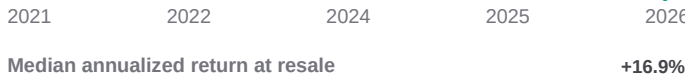
Buyer mix

Cash 5.4% · Investor 2.7% · Flip resale 0%

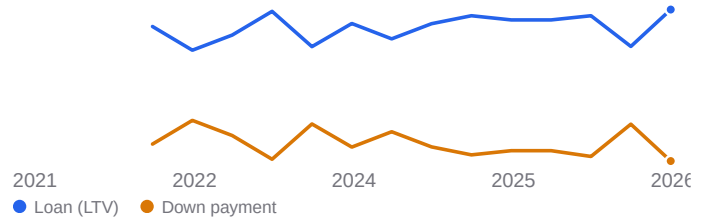


Sellers who sold at a gain

100%



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



Typical hold before selling

14.4 yrs



HOUSING STOCK

Homes	9,047
Median value (AVM)	\$338K
Median size	1,498 ft²
Median bedrooms	3
Median year built	1995
Single family	98%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	46%
Underwater (LTV 125% or more)	1.4%
Owner occupied	77%
Company owned	16%
Median loan-to-value	54%
Typical ownership tenure	8.2 yrs

COMMUNITY

Population	28,143
Density	2,135 / mi²
Median household income	\$94K
Average household income	\$110K
Crime index (US avg 100)	73
Air pollution index (US avg 100)	92
Earthquake index (US avg 100)	23
Homes occupied	97%
Bachelor's or higher	32%
Poverty rate	4.3%
Unemployment	1.2%
Average temp	54°F
Annual precip	39 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.