

# Kansas City 64166

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

**\$541K**

MEDIAN SALE PRICE

**1**

SALES (12 MO)

**\$517K**

MEDIAN VALUE (AVM)

## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 116       |
| Median value (AVM) | \$517K    |
| Median size        | 1,922 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1986      |
| Single family      | 87%       |

## EQUITY & OWNERSHIP

|                               |          |
|-------------------------------|----------|
| Equity rich (LTV 50% or less) | 62%      |
| Underwater (LTV 125% or more) | 3.6%     |
| Owner occupied                | 81%      |
| Company owned                 | 17%      |
| Median loan-to-value          | 40%      |
| Typical ownership tenure      | 13.4 yrs |

## COMMUNITY

|                                  |           |
|----------------------------------|-----------|
| Population                       | 509       |
| Density                          | 121 / mi² |
| Median household income          | \$132K    |
| Average household income         | \$202K    |
| Crime index (US avg 100)         | 76        |
| Air pollution index (US avg 100) | 100       |
| Earthquake index (US avg 100)    | 23        |
| Homes occupied                   | 97%       |
| Bachelor's or higher             | 33%       |
| Poverty rate                     | 2.6%      |
| Unemployment                     | 1.3%      |
| Average temp                     | 54°F      |
| Annual precip                    | 39 in     |
| Sunshine                         | 61%       |

Market metrics are derived from recorded arms-length deeds through April 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.