

Kansas City 66102

ZIP code · KS · Kansas > Wyandotte County > Kansas City

SELLER'S MARKET

\$181K

MEDIAN SALE PRICE

+126.8%

1-YR CHANGE

86

SALES (12 MO)

\$140K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 77 / 100

Buyer's market

Balanced

Seller's market

MARKET TRENDS (5 YEARS)

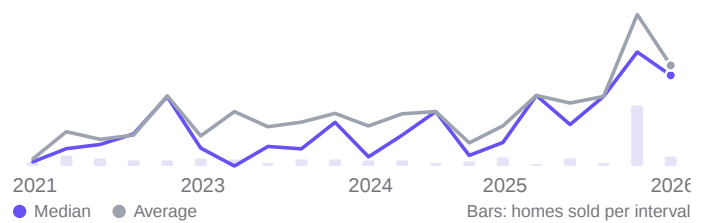
Market temperature (0–100)

77 / 100



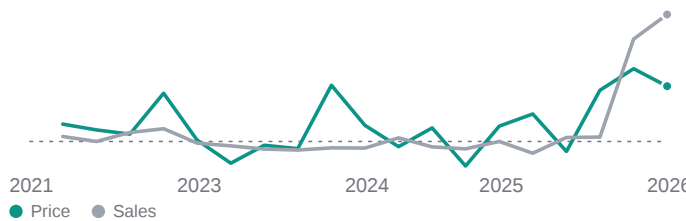
Sale prices

Median \$155K · Average \$168K



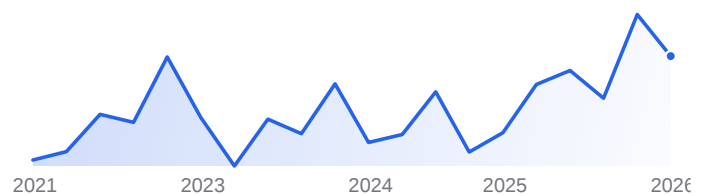
Growth (year over year)

Price +126.8% · Sales +290.9%



Price per square foot

\$122/ft²



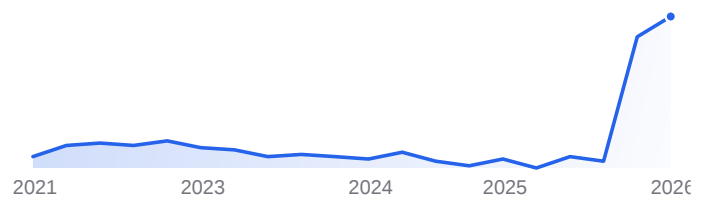
Sale premium vs estimated value

-4.0%



Annual turnover (share of homes sold)

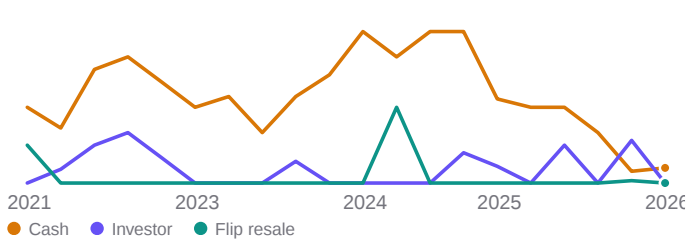
1.0%



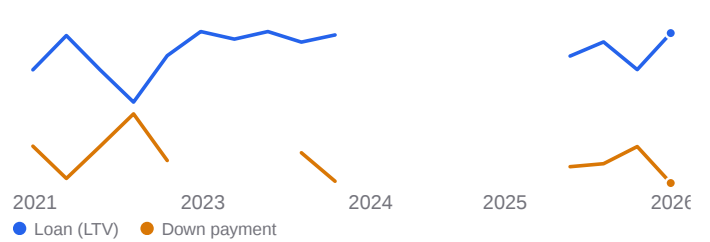
BUYERS & OUTCOMES

Buyer mix

Cash 10% · Investor 0% · Flip resale 0%

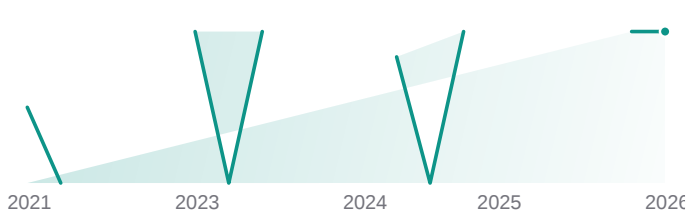


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



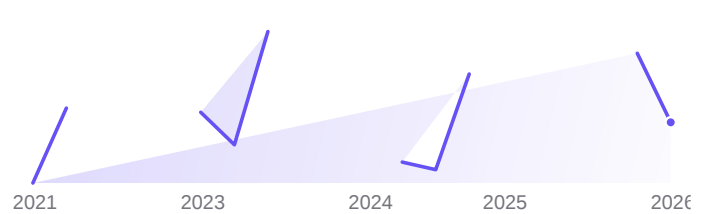
Sellers who sold at a gain

100%



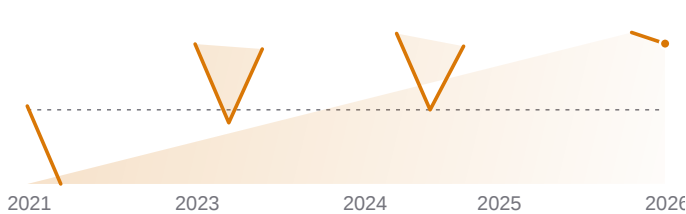
Typical hold before selling

5.8 yrs



Median annualized return at resale

+13.7%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	8,528
Median value (AVM)	\$140K
Median size	1,175 ft²
Median bedrooms	3
Median year built	1930
Single family	93%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	73%
Underwater (LTV 125% or more)	2.7%
Owner occupied	66%
Company owned	15%
Median loan-to-value	0%
Typical ownership tenure	10.7 yrs

COMMUNITY

Population	31,646
Density	2,700 / mi²
Median household income	\$50K
Average household income	\$61K
Crime index (US avg 100)	108
Air pollution index (US avg 100)	101
Earthquake index (US avg 100)	30
Homes occupied	89%
Bachelor's or higher	8%
Poverty rate	21.4%
Unemployment	1.5%
Average temp	55°F
Annual precip	38 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.