

DECEMBER 2018

Kansas City Metro

National Home Values

Current: \$223,900
 Monthly Change: 0.5%
 Quarterly Change: 1.8%
 Annual Change: 7.6%
 Negative Equity*: 8.2%

Kansas City Home Values

Current: \$190,500
 Monthly Change: 0.6%
 Quarterly Change: 2.4%
 Annual Change: 10%
 Negative Equity*: 5.8%

Home Values Forecast

(next 12 months)

National: 6.3%
 Kansas City Metro: 6.1%

Major Cities - Home Values

Kansas City

Current: \$147,500
 Monthly Change: 0.8%
 Annual Change: 11.5%

Overland Park

Current: \$314,900
 Monthly Change: 0.5%
 Annual Change: 8.8%

Kansas City

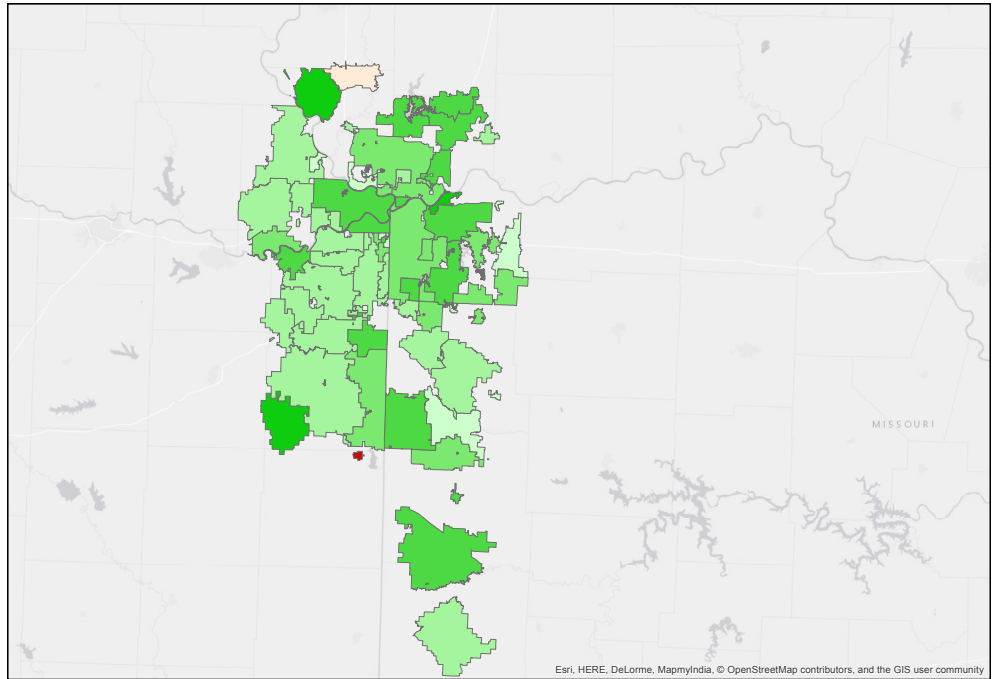
Current: \$100,600
 Monthly Change: 0.9%
 Annual Change: 13.9%

Olathe

Current: \$258,500
 Monthly Change: 0.3%
 Annual Change: 6.4%

Independence

Current: \$120,500
 Monthly Change: 1%
 Annual Change: 12.7%



City ZHVI Year-over-Year

-4.7% -4.6% - -1.2% 2.3% - 5.7% 5.8% - 9.3% 9.4% - 12.4% 12.5% - 19.8% 19.9% - 29.8%

Home Values (ZHVI)

Increasing Values: -%
 Decreasing Values: -%
 Fall From Peak: 0%
 Peak ZHVI Date: 2018-12
 Peak ZHVI: \$190,500

Sales

Median Sale Price: \$-
 Monthly Change: -%
 Annual Change: -%
 Sale Price/Sq. Ft.: \$-
 Sale-to-list Price Ratio: -
 Sold for a Loss/Gain: -%/-%

Foreclosures

Homes Foreclosed: -/10,000
 Monthly Change: -
 Annual Change: -
 Foreclosure Resales: -%
 Monthly Change: -pp
 Annual Change: -pp

Rent

Zillow Rent Index: \$1,286
 Monthly Change: 0.8%
 Annual Change: 1%
 Rent List Price: \$1,150
 Rent List/Sq. Ft.: \$1

Listings

Median List Price: \$245,000
 Monthly Change: 0%
 Annual Change: 5.2%
 List Price/Sq. Ft.: \$139
 Listings with Price Cut: 10.2%
 Amount of Price Cut: 3%

How do we track home values? To track home values, we use the Zillow Home Value Index (ZHVI). The ZHVI is the mid-point of estimated home values for the area. Half the estimated home values are above this number and half are below.

* Negative equity data is from 2018Q2.

Largest Cities Covered by Zillow

	Home Values- ZHVI (\$)	ZHVI MoM (%)	ZHVI QoQ (%)	ZHVI YoY (%)	ZHVI Peak (\$)	Peak Month	Change from Peak (%)	Rents- ZRI (\$)	ZRI MoM (%)	ZRI QoQ (%)	ZRI YoY (%)	Forecast YoY (%)	Negative Equity (%)
Belton	163,300	0.5	2.1	8.3	163,300	2018-12	0.0	1,303	0.3	1	-0.9	9	3.7
Blue Springs	185,900	0.8	2.9	10.5	185,900	2018-12	0.0	1,314	1	1.9	1.2	6.3	4.0
Gardner	222,500	0.5	1.4	7.5	222,500	2018-12	0.0	1,491	-0.3	-0.2	2.5	5.3	3.1
Gladstone	162,000	0.6	3.1	9.1	162,000	2018-12	0.0	1,218	0.6	1.6	-0.2	7.2	4.3
Grandview	128,300	0.3	1.7	12.8	128,300	2018-12	0.0	1,021	0.6	1.7	3.5	4.9	7.6
Harrisonville	167,400	-0.7	-0.2	7.3	169,200	2018-10	-1.1	1,204	-0.1	0.3	-4.2	5.9	4.4
Independence	120,500	1	2.2	12.7	120,500	2018-12	0.0	994	2.1	4.7	4.7	8.5	7.3
Kansas City	147,500	0.8	3.6	11.5	147,500	2018-12	0.0	1,098	0.5	1	0.7	7.5	8.6
Kansas City	100,600	0.9	4.5	13.9	100,600	2018-12	0.0	876	1	2.2	2.8	11.4	7.3
Leavenworth	134,600	0.7	2.5	7.7	134,600	2018-12	0.0	1,127	1.8	3.8	-0.7	8.5	11.0
Leawood	501,800	0.4	1.4	7.5	501,800	2018-12	0.0	2,891	-0.3	-0.2	-2.1	3.3	2.3
Lees Summit	239,900	0.3	1.6	12.8	239,900	2018-12	0.0	1,467	0.6	1.1	-1	5.3	4.2
Lenexa	292,300	0.5	1.6	8.4	292,300	2018-12	0.0	1,820	-0.5	-0.7	-0.1	4.1	2.4
Liberty	209,300	0.9	3.1	12.7	209,300	2018-12	0.0	1,425	1.1	2.3	5.1	4.6	3.1
Olathe	258,500	0.3	0.7	6.4	258,500	2018-12	0.0	1,704	0	0.5	2.1	4.2	2.7
Overland Park	314,900	0.5	2.4	8.8	314,900	2018-12	0.0	1,833	-1.2	-2.2	-0.5	3.7	3.2
Prairie Village	309,200	0.5	1.6	9.6	309,200	2018-12	0.0	1,746	-0.1	-0.5	0	5.4	4.3
Raymore	222,400	0.3	2.5	10.9	222,400	2018-12	0.0	1,526	-1.1	-1.9	-0.8	4.1	4.3
Raytown	125,700	0.9	2.4	10.3	125,700	2018-12	0.0	1,023	1.3	2.6	3.9	7.9	7.7
Shawnee	263,700	0.5	1.3	7.2	263,700	2018-12	0.0	1,701	0.5	1.2	1.2	4.8	3.5

Largest Counties Covered by Zillow

	Home Values- ZHVI (\$)	ZHVI MoM (%)	ZHVI QoQ (%)	ZHVI YoY (%)	ZHVI Peak (\$)	Peak Month	Change from Peak (%)	Rents- ZRI (\$)	ZRI MoM (%)	ZRI QoQ (%)	ZRI YoY (%)	Forecast YoY (%)	Negative Equity (%)
Bates County	102,700	0.8	2.3	9.3	102,700	2018-12	0.0					8.9	
Cass County	196,300	0.3	2.2	10.5	196,300	2018-12	0.0	1,376	-1.1	-1.3	-3.6	5.4	
Clay County	192,400	0.5	2.6	11.6	192,400	2018-12	0.0	1,329	1	2.2	2.7	5.1	
Jackson County	140,900	0.7	2.4	10.3	140,900	2018-12	0.0	1,071	1.3	2.9	2.4	7.1	
Johnson County	284,200	0.4	1.4	7.6	284,200	2018-12	0.0	1,749	0.1	0.5	0.3	4.1	
Leavenworth County	175,300	0.4	1.6	6.2	175,300	2018-12	0.0	1,253	0.2	0.3	-2.3	5.9	
Linn County	76,900	0.8	4.5	10.6	91,100	2003-10	-15.6	793	0.3	0.6	-0.5	6.4	
Miami County	196,800	0.4	1.7	10.4	196,800	2018-12	0.0	1,231	-1.2	-1.5	-1.7	5.3	
Platte County	241,200	0.9	4.2	12.7	241,200	2018-12	0.0	1,497	0.2	0.3	10.3	4	
Wyandotte County	106,200	1	5.4	14.6	106,200	2018-12	0.0	893	0.4	1	2.6	10.2	

*The top 20 largest cities and top 10 (or all) counties within the metro are listed. Additional counties, cities, neighborhoods and ZIP codes may be available online at www.zillow.com/research/data by emailing press@zillow.com

Zillow Research:

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